

Council of City of York, PA  
Session 2015  
Bill No.  
Ordinance No.

INTRODUCED BY: **Henry Hay Nixon**

DATE: **July 21, 2015**

**AN ORDINANCE**

Amending Article 1763 "Property Maintenance Code" of the York City Codified Ordinances to amend Chapter 7, Section 706 "Life Safety Systems," Subsection 706.2.5.1(4) to establish tenant's responsibility to maintain, repair and replace carbon monoxide detectors during tenancy.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of York, Pennsylvania, that the Council hereby approves the following amendment to the Property Maintenance Code of the City of York, Pennsylvania:

**SECTION ONE:** Amend Article 1763, Chapter 7, Section 706 "Life Safety Systems," Subsection 706.2.5.1(4) as follows:

**706.2.5.1 Owner's responsibilities.** The owner of a tenant occupied residential dwelling shall:

1. Install approved and operating carbon monoxide detectors in accordance with this section.
2. Ensure that carbon monoxide detectors are installed and operating in accordance with this section prior to the commencement of new occupancy of the dwelling.
3. Instruct each new tenant on the operation, testing and battery replacement of the carbon monoxide detectors within the dwelling.
4. ~~Replace any required carbon monoxide detector that is defective and or malfunctioning except in such cases where the defect or malfunction is caused by the tenant.~~ **Not be responsible for the maintenance, repair or replacement of an approved carbon monoxide alarm or the care and replacement of batteries while the building is occupied. Responsibility for maintenance and repair of carbon monoxide alarms shall revert to the owner of the building upon vacancy of the rental property.**

**SECTION TWO:** This ordinance shall become effective in accordance with the law.

PASSED FINALLY:

BY THE FOLLOWING VOTE:

YEAS: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

NAYS: \_\_\_\_\_.

\_\_\_\_\_  
Carol Hill-Evans, President of Council

ATTEST:

\_\_\_\_\_  
Dianna L. Thompson-Mitchell, City Clerk

Presented to the Mayor for approval this \_\_\_\_\_ day of \_\_\_\_\_ 2015.

APPROVED: \_\_\_\_\_  
Mayor Date

VETOED: \_\_\_\_\_  
Mayor Date