

Remember to join us at our monthly meetings-

First Tuesday of the Month at 7pm at the Somerset Trust Community Room at 116 Market St. (Corner of Market & Locust St. in downtown Johnstown.)

Call 536-5354 or email johnstownlandlords@yahoo.com



Johnstown Property Registration Ordinance

In late 2005, The City of Johnstown proposed a sweeping rental property ordinance that would have imposed fees, licenses, and burdensome legal obligations on landlords throughout the city.

Hundreds of landlords objected at public meetings and asked the city to reconsider their plans.

City Manager Curt Davis listened. Through 2006, representatives of the Greater Johnstown Landlord Association and other city residents met with Mr. Davis to draft a new ordinance which respects property owner's rights while helping the city to accomplish its goal of a reliable database of property owners and residents of the city.

On April 25th, 2007 Johnstown City Council voted 7-0 to pass the proposed ordinance. The GJLA will work to educate landlords about the benefits and responsibilities of this ordinance.

What the ordinance means to you...

All property owners in Johnstown will be required to register with the city. Owner-occupied homes and commercial properties included. There is no fee to do this.

There are no mandatory inspections. Landlords or tenants can request an inspection, but the requesting party will pay an inspection fee. Inspections will be basic.

All delinquent water, sewer and garbage bills must be paid prior to the issuance of a Registration Certificate.

Registered owners will receive information about prospective tenants including water, sewer, garbage and code violations.

The objective of the Greater Johnstown Landlord Association is to promote and improve landlord performance by creating a professional trade organization of, by, and for landlords and property managers in the Greater Johnstown area.

The NEW move-in permit...

For some time the City has required a move-in permit. New residents have to fill in the form so the City knows who lives where.

The permit has now been enhanced to include a report of any previous or current water, sewer or garbage account. As well as code violations. Landlords can receive this report prior to renting their apartments. This information can help you qualify your tenants.

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The Westmont Ordinance

In late 2006, Westmont Borough proposed a Rental Property ordinance that called for \$85 mandatory inspections of all rental properties. Landlords and property managers were upset by this proposal and spoke out at Council meetings. Members of the GJLA spoke in opposition and made suggestions that would help protect our property rights and business interests. In early 2007, Council met with the GJLA, our attorney and other landlords to discuss these options. In April, Council decided to table the proposed ordinance and continue discussions with the GJLA and others to find another approach to protect property values and promote public safety. Our organization is committed to finding positive solutions to challenges facing landlords and property managers in the Greater Johnstown area. Please consider joining the GJLA at this time so these efforts can continue.

GJLA Top 10 List for Items on a Rental Application

1. Photo ID for all adults who wish to rent the apartment
2. Social Security number for all adults to do a credit and criminal background check
3. Signed permission form for criminal, background and employment checks
4. Current and previous rental & work history
5. Current income
6. Personal & Employment References (non-relatives)
7. Have they been evicted, declared bankruptcy, or have a criminal record?
8. Can they pay the rent and security deposit upon approval?
9. Can they sign up for the utilities?
10. When can they move in?

Lease Tips

- A price list for potential damages
- Condition check list
- Signatures from all adult tenants
- 'Pay early' rent discount and late fees
- Proof of utility payments prior to sec. dep. return
- Lead paint notice
- Notice that owner's insurance does not cover tenants' personal property
- 30 day written notice of intention to move out

Websites of Interest

- www.gjlandlords.com
- www.proassoc.org
- www.cityofjohnstownpa.net

Wage Attachment Enacted for Pennsylvania Landlords!

Senate bill no. 1452, Act 215 of 2002, effective December 9th 2002 allows Pennsylvania landlords who have judgments against residential tenants for unpaid rent and other lease charges to collect these judgments by attaching up to 10% of the tenants wages. Find out more information by attending the G.J.L.A. monthly meetings.

City of Johnstown Delinquent Garbage Fees Update

The City of Johnstown is now taking action against delinquent garbage accounts. The penalty for failure to pay refuse/garbage collection fees as established by the City shall be deemed a violation of 18 P.S. Sec. 3926, titled, Theft of Service (as defined in PA Crimes Code pa 57). City Solicitor Joe Green is filing criminal citations before the District Magistrate for prosecution. Mr.Green indicated that all delinquent garbage fees are being processed through the system, and he will follow up every month to stay on top of these collections. The G.J.L.A. congratulates the City for stepping up and taking action. For more info, go to the City's website under ordinances.

Please take time to answer the following questions to help the GJLA plan future meetings, arrange speakers, and obtain the benefits you need the most. As always, your comments are valued and we appreciate any assistance you can offer.

The following topics were presented by speakers in the last year. Please rate the usefulness of them to you. If you did not attend that meeting, rate your interest in similar topics. 1=less interest, 5=more interest

Lead Paint, Maintenance issues	1	2	3	4	5
Mortgages, Financing & Insurance	1	2	3	4	5
The Sect. 8 Program, other government programs	1	2	3	4	5
Accounting Practices	1	2	3	4	5
Representatives of other Landlord Associations	1	2	3	4	5
Carpet cleaning, Trash hauling and other services	1	2	3	4	5

Can you recommend other topics or speakers? Would you be more likely to attend our meetings if those topics were discussed?

Is the first Tuesday at 7:00 pm a convenient time for you to attend our meetings?

If you choose not to join at this time, can you provide help with mailings, phone calls and printing?

Have you visited our website www.gjlandlords.com?

What information would you like to have on the internet for your use?

What are the biggest problems you face in the rental business? How can our group help?

What are the benefits to being in the rental business? Can the GJLA help improve them?

If you haven't attend a meeting, is it due to time constraints, the topic being discussed, or another reason? Did you know the date and time of our meetings?

If you choose not to attend a meeting, is it due to time constraints, the topic being discussed, or another reason?

Is reliable legal representation and advice difficult to obtain? Would you be more likely to join if the GJLA had an attorney available on retainer?

Have you heard about the activities of the GJLA regarding the new city ordinance? The Westmont ordinance?

Would you support other similar activities in other areas of Greater Johnstown? Would you be willing to assist in those efforts?

Please mail to : GJLA 139 Franklin St. Johnstown, PA 15901

THANK YOU!!!

COMMENTS:

Benefits of Joining the Greater Johnstown Landlord Association:

- Networking with people facing the same challenges of rent collection, maintenance and legal issues.
- When dealing with local governments your property rights and interests will be represented.
- The GJLA retains an attorney to help protect our property rights.
- Membership in the Johnstown Credit Bureau, offering discounts on credit and criminal background checks.
227 Franklin St., Ste 306 Johnstown, PA / (814)535-2513 phone / (814)535-3364 fax / www.creditrelatedinfo.com
- The GJLA maintains a list of member-recommended service providers for your professional and property maintenance needs.
- We constantly research current ordinances and laws and make that information accessible to our members.
- We maintain a private members-only web site to share the latest news and host discussions between members.

Email johnstownlandlords@yahoo.com or call 536-5354 for a membership application.

Check us out on the web: **www.gjlandlords.com**

Members have blog access, email johnstownlandlords@yahoo.com to be invited.

Spring 2007 Newsletter

Greater Johnstown Landlord Association
139 Franklin Street
Johnstown, PA 15901