

Neighborhood Notice: Short-Term Rental Permit

Dear Neighbors and Property Owners,

Tinicum Township’s Ordinance #236 allows me to rent to overnight guests on a short-term basis of not less than 14 consecutive calendar days and not more than 29 days. The zoning code general regulations are summarized on page two of this notice. You are receiving this notice because as part of the permit application I am required to mail or deliver this notice to the adjacent property owners, including those properties immediately abutting the property and those immediately across the any public or private street.

Below is a brief description of my proposed short-term rental and relevant information you might find useful (where my guests will be parking, how they will be accessing my residence, etc.):

Address of Proposed Short-Term Rental:

Contact Information:

Applicant/Resident: _____

Phone number (required): _____

Agent, if not the owner: _____

Phone number (required): _____

This notice is provided as a courtesy. You may contact Tinicum Township Zoning Officer at (610) 294-8076, or email zoning@tinicumbucks.org with questions or concerns.

General Summary of Short-Term (Transient) Rental Use Conditions:

Short-Term Rental (Transient) of residential structure, or part thereof, whether through such services as AirBnB, Homeaway, Flipkey, etc., or independently by the property owner for a period of 14 to 29 consecutive calendar days. It does not include permitted motels, inns, bed and breakfasts, and housing leases where the property becomes the renter's home address. If you have questions concerning your applicability, contact the Tincum Township Zoning Officer at 610 294-8076.

1. The rental period for all transient use of any single family residential property or housing unit cannot be less than 14 consecutive calendar days (or the minimum rental period set forth in enforceable, recorded conditions and restrictions, such as an HOA) or more than 29 consecutive calendar days.
2. The number of occupants cannot exceed 1 single family per housing unit. Each permit must specify the maximum number of occupants allowed.
3. Availability of the rental unit to the public cannot be advertised on site.
4. If the applicant does not reside within a 25-mile radius of the residence being rented, the applicant must designate a person located within the 25-mile radius of the rental unit as a local contact person who will be available 24 hours a day to respond to tenant and neighborhood questions or concerns and to be responsible for assuring that the rental unit complies with the requirements of the permit issued and the provisions of the Ordinance. The name, address and telephone number(s) of the designated person must be provided to the Zoning Officer prior to issuance of the permit. The permit holder must promptly notify the Zoning Officer of any change in the local contact person's address or phone number.
5. The applicant must provide written notice to the HOA, if applicable, and submit proof of such notice to the Zoning Officer. If the HOA objects to the issuance of the permit, the permit will not be approved until the HOA withdraws its objections or a court, arbitrator or other appropriate entity with the authority has approved of the right of use.
6. Food presentation for the tenants of a transient residential use by the owner or the owner's agent is prohibited.
7. The dwelling must be used at all times for residential occupancy and no commercial purposes are permitted (i.e., no weddings, corporate retreats, or other special events.) Subleasing all or a portion of a transient rental is prohibited.
8. Applicant will use "best efforts" to ensure that the occupants and/or guests of the short-term rental unit do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of the Tincum Township Zoning Ordinance or any applicable laws.
9. Upon receiving a complaint, the applicant shall respond in a timely manner within 2 hours of the time the initial call was made, and within 24 hours of the initial call use "best efforts" to prevent the recurrence of such conduct and to take corrective action to address any violation.
10. Trash and reuse shall not be left or stored within public view except from the sunset of the day prior to trash pick-up until the midnight on the day designated for trash pick-up.
11. The 24-hour, 7-day phone number of the private party responsible for the facility must be provided to the adjacent property owners, including those properties immediately abutting the property and those immediately across the any public or private street.
12. Any false statements or information provided in the application are ground for revocation and/or imposition of penalties.