

# BOROUGH OF CONSHOHOCKEN



## NEW RENTAL PACKET

610-828-1092 MAIN PHONE

610-828-0920 FAX



**BOROUGH OF CONSHOHOCKEN**  
 400 Fayette Street, Suite 200  
 Conshohocken, PA 19428  
 Phone (610) 828-1092  
 Fax (610) 828-0920

|  |                                  |
|--|----------------------------------|
| <b>For Office Use Only</b>   | Date Application Received: _____ |
| Receipt # _____  |                                  |
| U & O Fee \$ _____ .00   |                                  |
| <input type="checkbox"/> Cash <input type="checkbox"/> Check # _____ |                                  |
| Land Use Code: _____   |                                  |
| Parcel # 0-500- _____  |                                  |

**USE & OCCUPANCY PERMIT APPLICATION PERMIT# \_\_\_\_\_**

**SECTION 1. REASON FOR APPLICATION** (Check Appropriate Condition)

- Property Sale / Transfer of Ownership  Use Group / Occupancy Classification Change  
 Property Rental / Change of Tenant  
 Location of Property: \_\_\_\_\_ Floor and/or Suite and/or Apt # \_\_\_\_\_

**SECTION 2: OCCUPANCY CLASSIFICATION/USE GROUP INFORMATION.** Please indicate the present occupancy type/use group. (If the building is mixed use, list of the appropriate classification/use groups).  Single Family  Multi-Family  Mercantile  Business  Other \_\_\_\_\_

- Residential - \_\_\_\_ Unit(s) - Fees: Single Family Dwelling - \$100 or Multi Family Dwelling = \$75 per unit  
 Commercial - Square Ft = \_\_\_\_\_ - Fees - Commercial = \$350 < 6000 sq ft & \$5 per 100 sq ft > 6000 sq ft

Does the tenant/buyer intend a change in occupancy classification/use group?  Yes or  No. (If Yes, please provide description of the proposed new use) \_\_\_\_\_

**SECTION 3. PRESENT PROPERTY OWNER**  
 Name(s): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_ Zip Code: \_\_\_\_\_  
 Daytime or Cell Phone #: \_\_\_\_\_  
 E-mail \_\_\_\_\_

**SECTION 4. PROPERTY SALE - BUYER** (complete EITR form)  
 Buyer's Name(s): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_ Zip Code: \_\_\_\_\_  
 Daytime or Cell Phone #: \_\_\_\_\_  
 E-mail \_\_\_\_\_

Does the buyer intend to occupy or reside at the location?  Yes or  No If the answer is Yes, skip Section 5

**SECTION 5. PROPERTY RENTAL - CHANGE OF TENANT - TENANT**

- (A) Borough Ordinances requires property owners to obtain a Use and Occupancy Permit each time a change of tenant occurs in all of the occupancies/use groups listed in Section #2.  
 (B) Borough Ordinance requires single & multi-family dwelling rental units to be registered with the Borough of Conshohocken. A Rental Property Registration Form can be obtained at the Conshohocken Municipal Building during normal business hours.

**FOR RESIDENTIAL TENANT USE ONLY** (complete EITR form)

Resident's Name: \_\_\_\_\_ Resident's Name: \_\_\_\_\_  
 Resident's Name: \_\_\_\_\_ (attach a separate sheet of paper if necessary)

**FOR COMMERCIAL TENANT USE ONLY**

Business Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_ Zip Code: \_\_\_\_\_  
 Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_  
 Daytime or Cell Phone #: \_\_\_\_\_ E-mail \_\_\_\_\_

Application is hereby made to the Borough of Conshohocken for the approval to use and occupy the aforementioned location in full or part. I agree to comply with all Ordinances and Codes of the Borough of Conshohocken and the Commonwealth of Pennsylvania. I will not occupy or allow occupancy of any land, structure or building until a Certificate of Occupancy is issued. I understand that any misrepresentation in this application will be grounds for the revocation of the application or the Certificate of Occupancy.

OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

I hereby certify that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her agent.  
 AGENT'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

# RENTAL REGISTRATION

BOROUGH OF CONSHOHOCKEN  
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Property Address: \_\_\_\_\_ Current Rental

Owner's Name: \_\_\_\_\_ New Rental

**Owner's Mailing Address: ( REQUIRED )**

Street: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ **PO Boxes are not accepted**

Owner's phone#: \_\_\_\_\_ 24 Hour Phone/Cell: \_\_\_\_\_

Email: \_\_\_\_\_

**Agent Name & Company:** \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_

24 Hour Phone/Cell #: \_\_\_\_\_ **MAINTENANCE #'S NOT ACCEPTED**

**REQUIRED IF YOU LIVE FURTHER THAN 12 MILES. If you are using an agent, all fields are required.**

| <b>Fees:</b>  | Leas<br>e<br>exp<br>date | Tenant/Tenant's Name<br>& Phone # | Number of People |        |          |
|---|--------------------------|-----------------------------------|------------------|--------|----------|
|   |                          |                                   | Unit<br>#        | Adults | Children |
| <p><b>Registration: \$115 Per Rental Unit</b><br/><i>Registration is required annually</i></p>  |                          |                                   |                  |        |          |
| <p><b>Inspection: \$100 Single Family Dweling</b><br/><b>\$75 for Per Unit (for Multi-unit buildings)</b></p>   |                          |                                   |                  |        |          |
| <p><b>Trash: \$165</b><br/><i>One (1) trash unit is included in taxes, any additional units are billed @ \$165 for each THIS FEE APPLIES TO MULTI-UNIT BUILDINGS ONLY</i></p> |                          |                                   |                  |        |          |
| <p><b>Payble to: Borough of Conshohocken</b><br/>400 Fayette St., Suite 200<br/>Conshohocken, PA 19428<br/>Phone: (610) 828-1092<br/>Fax: (610) 828-0920</p>                  |                          |                                   |                  |        |          |

**I attest that all information above is accurate.**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

**Official Use Below**

Even  Odd  New Rental  Updated  Inspection Due  License Only



# BOROUGH OF CONSHOHOCKEN

## EARNED INCOME TAX REGISTRATION FORM – **NEW RESIDENTS**

RESIDENT PSD CODE #460401

RETURN FORM TO: 400 Fayette Street, Suite 200, Conshohocken, PA 19428

Name: \_\_\_\_\_ Soc. Sec. #: \_\_\_\_\_

Spouse's Name: \_\_\_\_\_ Soc. Sec. #: \_\_\_\_\_

New Address: \_\_\_\_\_ as of: \_\_\_\_\_

Please list previous address and previous school district:

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

School District: \_\_\_\_\_

Employer: \_\_\_\_\_

Spouse's Employer: \_\_\_\_\_

Earned Income Tax withheld from your pay: yes  no

From Spouse's pay: yes  no

Self-employed: yes  no

Spouse self-employed: yes  no

No earned income: Please indicate reason (homemaker, temporarily unemployed, disabled, student etc; (please specify)

You: \_\_\_\_\_ Spouse: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### **Earned Income Tax Information for Residents of the Borough of Conshohocken, Montgomery County**

In Pennsylvania, the General Assembly has empowered political subdivisions of the Commonwealth, at the local level, to levy, assess, and collect certain types of taxes for general revenue purposes. The authority for levying these non-realty taxes was granted to local school districts and municipalities in 1965 through the passage of the Local Tax Enabling Act (LTEA), commonly referred to as 'Act 511'. The rate of earned income tax for the Borough of Conshohocken is one percent (.5%) and is levied on gross wages and/or net profits from a business or profession.

Berkheimer Tax Administrators is the appointed earned income tax administrator for Montgomery County. The appointed earned income tax administrator, Berkheimer Tax Administrators is charged with the duty of collecting the Borough's earned income taxes. This includes collecting the tax, establishing rules to fairly enforce such tax and creating accurate tax records and accounts for each taxpayer.

Above is an Earned Income Tax Registration Form. A completed Registration Form will fulfill your registration requirements under the Earned Income Tax Rules and Regulations adopted by the Borough of Conshohocken. More importantly, this information will ensure that your tax dollars are sent to your home taxing jurisdiction. All residents should complete this form, regardless of your employment status (unemployed, retired, college student, military personnel, or homemaker). If you have recently moved, please give your current and former address.

Most resident taxpayers will have this tax deducted by their employers. Residents, who work in a jurisdiction where it is not withheld, or are self-employed, will have to pay the tax directly to Berkheimer Tax Administrators. The completed registration form will be forwarded to Berkheimer Tax Administrators, who will create an accurate tax account reflecting your current reporting status and send you the necessary forms.

If you have any additional questions, you may contact at Berkheimer Tax Administrators 610-599-3139, or on their website at [www.hab-inc.com](http://www.hab-inc.com).



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## **RULES, REGULATIONS AND REQUIREMENTS GOVERNING USE AND OCCUPANCY PERMITS**

### **RULES**

Borough Ordinances requires property owners to obtain a Use and Occupancy Permit each time any of the following occur:

1. Use and occupancy of any building or structure hereafter altered or erected.
2. Change in the use and/or occupancy of any building or structure.
3. Use of land or change of use thereof.
4. Change in use and occupancy of any non-conforming use or extension thereof.
5. Change of tenants in any building or structure.

#### **APPLICATION:**

All applications for Use and Occupancy Permits must be completed in ink, signed by the owner or acting agent to comply with all Borough Ordinances.

#### **FEES:**

Single family Dwelling = \$100.00

Multi- Family Dwelling = \$75.00 per unit

Commercial = \$350 < 6000 sq ft & \$5 per 100 sq ft > 6000 sq ft

Please note: All fees must be paid prior to the application being processed.

### **REGULATIONS**

Issuance of a Use and Occupancy Permit: No Use and Occupancy Permit shall be issued until all proper Borough Officials have certified that the proposed Use and Occupancy complies with all pertinent Ordinances. In special cases, consideration of the Borough granting a temporary Use and Occupancy Permit will be considered on a case by case basis. Officials determine that an application is in compliance with pertinent Borough Ordinance, it shall be their duty to issue the permit within thirty days of the receipt date on the application.

Refusal of permit: Should it be determined that an application and or the premises is not in compliance with all pertinent Borough Ordinances, it shall be the duty of the proper Borough Officials to refuse the Permit. In such cases it shall be the duty of these Officials to instruct the applicant of the remedial measures to bring the application and or premises into compliance within thirty days of the receipt date on the application.

## **General List of Requirements for Use & Occupancy and Rental Inspections**

The building or structure must comply with the 2018 International Property Maintenance Code and the Code of the Borough of Conshohocken. The following is a list of common residential requirements. This is a general list used to help property owners prepare for an inspection.

### **Interior:**

- **Heater & Chimney Certifications**
  - The furnace must be inspected by a registered technician, and certified in writing to be in sound, operable condition. The written heater certification must be dated within two (2) years of the inspection.
  - The chimney must be inspected by a registered technician, and certified in writing as being in sound, operable condition (direct vent systems exempt). The written certification must be dated within two (2) years of the inspection.
- **Smoke & Carbon Monoxide Detectors**
  - Smoke Detectors are required on every level **AND** in every room used for sleeping.
  - Carbon Monoxide Detectors are required on every level where a fossil fuel burning appliance is located **AND** outside of a sleeping area.
- **Interior Conditions**
  - All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
  - Mechanical equipment, appliances, cooking appliances and water heating appliances must be properly installed and maintained in a safe working condition.
  - All ceilings, walls and floors shall be maintained in good, clean, and sanitary condition.
  - All windows must be operable and free from any holes, cracks, or broken glass.
    - Screens must be installed and kept in good condition between the months of April to October.
  - All means of egress doors shall be readily operable from the side on which egress is to be made, without the need for keys, special knowledge or effort.
  - Every interior flight of stairs having more than four risers shall have a graspable handrail on one side of the stairs, and guards on both sides.
  - Bathroom Requirements
    - Must have a mechanical ventilation system or an operable window.
    - Must have a GFCI receptacle within 3 feet of sink.

### **Exterior:**

- The building shall have approved address numbers placed in a position plainly legible on each unit door. Numbers must be minimum of four inches in height and ½ inch stroke.
  - **Rental Properties are required to have rear addressing in addition to the front.**
- Exterior property and premises shall be maintained in a clean, safe, and sanitary condition.
- Exterior stairs that have more than four risers shall have a graspable handrail on one side of the stair and guards on both sides.
- Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipping paint shall be eliminated, and surfaces repainted. Any deteriorated wood must be removed or replaced.
- Walls shall be free from holes, breaks and loose or rotting materials.
- Down spouts and gutters shall be installed and maintained in good repair.
- Every balcony, porch, landing deck, ramp, or other walking surface which is more than 30 inches above the floor or grade, shall have guards installed. Guardrails and guards shall be securely fastened and capable of supporting 200 pounds of imposed loads.
- All sidewalks, curbs, walkways, stairs, driveways, parking spaces and similar areas shall be kept in proper state of repair and maintained free from hazardous conditions.
- All buildings and/or structures on the property (garages, car ports, sheds etc.) are to be included in the inspection.

***Any unsafe structure of equipment on the property, as determined by the Borough, is not permitted.***