

RESOLUTION #8 2021 OF THE BOROUGH OF Penn Lake Park Borough

WHEREAS, Penn Lake residents have expressed concerns to the Borough Council that existing Short Term Rental (STR) regulations are not being adequately enforced and the proliferation of STRs is negatively affecting the quality of life within the borough; and

WHEREAS, STRs are a commercial use of residential dwellings, generating income based on the short term rental of residential dwellings, and are akin to other commercial uses such as lodging houses already banned in residential neighborhoods; and

WHEREAS, Council recognizes that STR guests automatically have free reign within the borough and its amenities, with no long-term interest in the community; and

WHEREAS, Council recognizes that STR guests are not members of the Penn Lake Association, nor do they fit the definition of "invited guests" notwithstanding that the STR owner may be a Penn Lake Association member; and

WHEREAS, Council recognizes that the STR industry has evolved from a home sharing arrangement by home owners, to businesses run by property managers and real estate companies; and


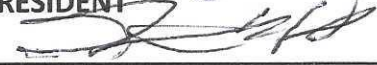



WHEREAS, All properties in Penn Lake are subject to a set of restrictive covenants; Covenant #1 states "...premises are sold for private residential purposes only...". Covenant #11 states "The Grantors also hereby also grant to the grantees, including house guests *when accompanied by said grantee*, the right to the use of Penn Lake for..."; and

WHEREAS, Council aspires to preserve the residential character of the community.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Borough, its intent to amend the Short Term Rental Ordinance in 2022 to take effect in 2023. These amendments may include restricting permits to borough residents, limiting the total number of applications, and other measures that help preserve the residential character of the community.

ADOPTED this 16th day of December, 2021.

PENN LAKE PARK BOROUGH COUNCIL:

 _____ PRESIDENT	<u>AYE</u>
 _____ VICE PRESIDENT	<u>AYE</u>
 _____ COUNCIL MEMBER	<u>AYE</u>
 _____ COUNCIL MEMBER	<u>AYE</u>
 _____ COUNCIL MEMBER	<u>AYE</u>

APPROVED BY: 

MAYOR

ATTEST:


Secretary