



City of Hagerstown PCAD Newsletter

A monthly newsletter that includes tips, information, and important links from each of our three divisions:

Permits, Planning and Neighborhood Services.

"Committed to Safety, Dedicated to Partnership and Progress"

Neighborhood Services



You can schedule rental interior inspections online. To schedule an inspection online go to: **Request a Rental Inspection**

Rental Interior Inspections

Rental Interior Inspections are to occur no more frequent than every 4 years.

Never Inspected Inspections or Safety Inspections are inspections of rental units that have never been inspected by the City since 2003 and tenant turnovers occurred with no rental interior inspections by PCAD.

Permits

A newly constructed rental facility or an existing rental facility renovated under permit to the Partners in Economic Progress (PEP) standards are exempt from the rental program for the first four (4) year period immediately following the issuance of the use and occupancy permit.

To view the PEP program requirements, use this link: **PEP Guidelines**

Planning and Zoning

The Zoning Department sets parameters which determines the maximum number of dwelling units permitted on a property. Things like the type of zoning district, the size, width of the lot, and the number of existing units in a place are some of the factors considered.

If you are interested in converting underutilized space on your property into a rental unit, please contact the Zoning Administrator for PCAD to discuss your options.



Did you Know?

Hagerstown Housing Authority Section 8 initial “move-in” inspections are the same as the City of Hagerstown Rental Interior Inspection and HHA Section 8 annual inspections are the same as a City Never Inspected Inspections. The inspections must have been conducted within the last 12 months from the date being notified by the City.

If you have been notified by our department about needing a rental inspection and you had a Section 8 inspection, please email your inspection results to:

Code Compliance Email Address

Hub-Bub



Next episode:

Listen to the Hub-Bub podcast on or after Wednesday, April 21st.

We will be discussing rental licensing interior inspections, items inspected, common violations, and why programs have inspections associated with licensing.

If you have something you would like to know more about or suggestions for what is featured in the newsletter, please send an email.

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