

ORDINANCE NO. 2002-01

AN ORDINANCE CHANGING AND AMENDING, THE CODE OF ORDINANCES OF THE BOROUGH OF COALDALE

BE IT ENACTED AND ORDAINED by the Borough Council of the Borough of Coaldale, the Code of Ordinances of the Borough of Coaldale, Chapter 4 is hereby amended the addition of the following:

Chapter 41

OCCUPANCY OF VACANT STRUCTURES

§ 41-1 OCCUPANCY OF VACANT STRUCTURES. It shall be unlawful for any person, owner or agent to rent, sale, lease with the option to buy any vacant structure, home apartment building in the Borough of Coaldale without the said vacant structure, home apartment/building being inspected by the Code Enforcement Officer of the Borough of Coaldale within five (5) days before occupancy of said vacant structure, home, apartment or building.

§ 41-2 INSPECTIONS: It shall be the responsibility of the owner of every vacant structure, home, apartment or building to provide the Borough of Coaldale in writing that the such vacant structure, home apartment or building is going to be occupied and that the vacant structure, home, apartment, or building is ready for inspection by the Code Enforcement Officer of the Borough of Coaldale. The Code Enforcement Officer shall then schedule a date and time when the inspection is going to take place.

§ 41-3 VIOLATIONS: Any violation found either in the interior of said vacant structure, home, apartment or building shall be pointed out to the owner/agent at the time of inspection and then a copy of the violation be sent to the owner/agent with a proper amount of time given to correct said violation. Upon correction of the said violation(s) the owner/agent shall schedule another inspection with the Code Enforcement Officer of the Borough of Coaldale before renting, sale or leasing said vacant structure, home, apartment or building.

§ 41-4 FEES: Every owner/agent applying for an inspection of a vacant structure, home, apartment or building shall pay an initial inspection fee upon completion of inspection by the Code Enforcement Officer of the Borough of Coaldale in an amount that the Council for the Borough of Coaldale may from time to time set by resolution. (In the event a second inspection is required due to violations present, the inspection will be covered under the initial fee paid.)

§ 41-5 REPORT: Upon completion of an inspection of a vacant structure, home, apartment or building, the Code Enforcement Officer shall give, in writing, a copy of the inspection report to

the property owner/agent for his/her records.

§ 41-6 RE-INSPECTION: Anytime a structure, home apartment or building shall become vacant, another inspection shall be required of the said vacant structure, home, apartment or building before occupancy.

§ 41-7 VIOLATION: Any owner/agent who does not have the vacant structure, home, apartment or building inspected and allows said structure, home, apartment or building to become occupied shall be in violation of Coaldale Ordinance No.92-1, as amended, and shall be subject to a fine as provided under the penalty section.

§ 41-8 PROPERTY INSPECTION: The Code Enforcement Officer shall inspect all interior and exterior of a vacant structure, home, apartment or building. (Walls, electrical, plumbing, heat system, roofs, siding, etc.)


§ 41-9 PENALTY: Any owner/agent who shall violate any provision of this Ordinance shall, upon conviction thereof, be subject to a fine of not less than twenty-five (\$25.00) dollars nor more than three hundred (\$300.00) dollars or imprisonment for a term not to exceed thirty (30) days, or both, at the discretion of the Court. Each day that a violation continues, after due notice has been served, shall be deemed a separate offense.

§ 41-10 PERMIT: It shall be unlawful for any owner/agent to allow any person or persons to occupy any vacant structure, home, apartment or building before obtaining a moving permit from the Borough of Coaldale.

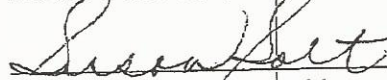
§ 41-11 OCCUPANCY PERMIT: All taxes and municipal fees for services must be current or satisfied prior to the issuance of an Occupancy Permit issued by the Code Enforcement Officer of the Borough of Coaldale.

ENACTED AND ORDAINED, this 13 day of MAY, 2002.


ATTEST,


Louise Lill, Secretary

BOROUGH OF COALDALE


Susan Solt, President

This Ordinance examined and approved by me this 13 day of MAY 2002.


Claire Remington, Mayor