

**BRADFORD TOWNSHIP  
McKEAN COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2021-3**

**AN ORDINANCE AMENDING  
CHAPTER 5 (CODE ENFORCEMENT) PART 3 OF THE CODE OF  
ORDINANCES**

It is hereby ENACTED AND ORDAINED by the Supervisors of Bradford Township as follow:

I. Chapter 5 (Code Enforcement), Part 3 (Certification Disclosing Zoning Classification and Uncorrected Code Violations), Section 5-304 (Applications; Fees; Certifications; Re-inspection; compliance letters), Subsection 2 is amended to read as follows:

2. Upon completion of the review and inspection, the Code Enforcement Officer shall execute and deliver a certificate to the owner which shall contain the following information. The certificate shall be valid for a period not to exceed two years from date of issue and shall include the following:

- A. The street address or appropriate description of the subject property;
- B. A statement of the district classification applicable to the property in question, together with an extract of the applicable ordinance(s) showing the uses permitted within that district;
- C. A statement of the variances and use permits, if any, granted to that property, together with the conditions and restrictions of such permits;
- D. A statement as to whether any construction, electrical, plumbing or building permits have been issued for work not yet completed on those premises;
- E. A statement as to whether there appears to be any nonconformity or illegality in the structures on the property or the uses being made thereof. This statement shall also indicate whether the property has been approved or designated as a nonconforming use;
- F. A detailed list of all violations of the housing, building, plumbing, electrical, safety or fire ordinances and regulations; whether the property can be occupied before it is re-inspected by the Code Enforcement Officer; and the mandated timeframe to remedy the violations and have the property re-inspected by the Code Enforcement Officer; and
- G. A detailed list of all municipal claims currently due and payable.

II. Chapter 5 (Code Enforcement), Part 3 (Certification Disclosing Zoning Classification and Uncorrected Code Violations), Section 5-304 (Applications; Fees; Certifications; Re-inspection; compliance letters) is amended by adding a new Subsection 4 to read as follows:

4. If the certificate identifies violations of the housing, building, plumbing, electrical, safety or fire ordinances or regulations that the Code Enforcement officer deems to create an imminent danger to persons or property, the certificate will indicate that the property cannot be occupied until the Code Enforcement Officer re-inspects the property and determines that the violations have been remedied.

If the certificate identifies violations of the housing, building, plumbing, electrical, safety or fire ordinances or regulations that the Code Enforcement officer deems do not create an imminent danger to persons or property, the certificate will indicate that the property may be occupied and that the owner must remedy the violations and have the property re-inspected by the Code Enforcement Officer within the time period mandated by the Code Enforcement Officer (taking into account the type and extent of the work necessary to remedy the violations). The time period mandated by the Code Enforcement Officer to remedy the violations and have the property re-inspected shall be specified in the certificate.

III. Chapter 5 (Code Enforcement), Part 3 (Certification Disclosing Zoning Classification and Uncorrected Code Violations), Section 5-310 (Penalties; Invalidation of Sale or Exchange), Subsection 1 is amended to read as follows:

1. Any owner or agent who violates the provisions of 5-304, 5-305, or 5-306, upon conviction thereof in an action brought before a magisterial district judge in the manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure, shall be sentenced to pay a fine of not more than \$500 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 90 days. Each day that a violation continues shall constitute a separate offense.

IV. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall be and shall remain in full force and effect.

V. This Ordinance shall take effect and be in force 5 days after its adoption by the Board of Supervisors.

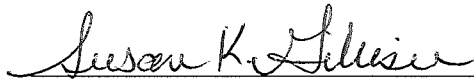
ADOPTED as an Ordinance of Bradford Township this 14<sup>th</sup> day of June, 2021.

**BRADFORD TOWNSHIP SUPERVISORS**

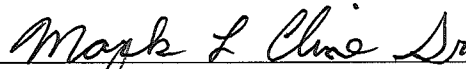
**ATTEST: (SEAL)**



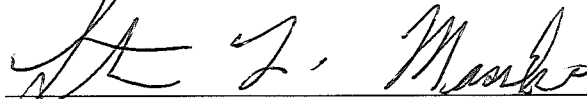
\_\_\_\_\_  
Supervisor, Chairman



\_\_\_\_\_  
Secretary



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Supervisor, Vice Chairman



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Supervisor