

BUFFALO TOWNSHIP  
WASHINGTON COUNTY, PENNSYLVANIA

ORDINANCE NO. 47

AN ORDINANCE OF BUFFALO TOWNSHIP, COUNTY OF WASHINGTON,  
COMMONWEALTH OF PENNSYLVANIA, PROVIDING FOR NUSIANCE AND  
DANGEROUS STRUCTURES WITHIN BUFFLO TOWNSHIP, AND  
ESTABLISHING THE PENALTIES FOR VIOLATION OF THE ORDIANANCE

WHEREAS, the Board of Supervisors of Buffalo Township adopted Ordinance  
No 47 effective \_\_\_\_\_ setting forth the requirements for the removal of dangerous  
structures, buildings and nuisances, and providing penalties for the violation of this  
Ordinance.

NOW ,THEREFORE, be it ordained and enacted by the Board of Supervisors of  
Buffalo Township, Washington County , Pennsylvania, as follows:

Section I

Whenever it shall be reported to the Supervisors of Buffalo Township that any structure  
or building, completed or in the process of construction, or any portion thereof, is in a  
dangerous condition, or is in such condition that it constitutes a nuisance detrimental to  
the health, safety and welfare of the community, the Township shall through its Zoning  
Enforcement Officer cause an investigation and examination to be made of such structure  
or building. If such investigation or examination indicates such structure or building to  
be dangerous in any respect or constitute a nuisance to the community, the Building Code  
Official of the Township shall report in writing to the Supervisors of Buffalo Township,  
specifying the exact condition of such structure or building, setting forth in such report  
in what respect he considers such structure of building to be dangerous, and if so,  
whether such structure or building is capable of being properly repaired or whether it

should be removed as a dangerous structure or nuisance.

## Section II

If any structure or building is reported to the Supervisors of Buffalo Township as set forth in Section I of the Ordinance to be in dangerous condition or a nuisance and the Supervisors find that the structure or building presents a clear, present and continuing danger or nuisance to the community, the Secretary of the Board of Supervisors shall forthwith cause written notice to be served upon the owner of such structure or building. The owner of such structure shall have ten (10) days in which to notify the Township's Building Code Official of intentions as to whether the dangerous condition, nuisance, structure or building shall be repaired, cleaned up, demolished, or brought up to the requirements of the Pennsylvania Uniform Construction Code. In the event the owner elects to repair a structure or premises, the owner shall have an additional ten (10) days following his/her notice to the Township to have the building or structure inspected by a building inspector certified by the Commonwealth of Pennsylvania under the Pennsylvania Uniform Construction Code at the owners expense and to provide the Township's Building Code Official with written report as to his findings. Thereafter, the owner shall have ten (10) days to acquire a building permit (or demolition permit if needed) along with an inspection schedule to be issued by the Township with all fees paid by the owner. In any event, the owner must commence work to abate the nuisance or repair, demolish and clean up any dangerous structure, building and materials within thirty (30) days of the original violation notice. All work to repair and/or bring up to state code should be completed within one calendar year of the original permit date. Demolition if deemed necessary should be completed within 90 days of the original

permit date.

### Section III

The owner of any such structure or building having received the notice as set forth in section II of the Ordinance shall have the right to appeal such findings by the Supervisors by filing a written Notice of Appeal to the Supervisors of Buffalo Township. Such Notice of Appeal shall be filed with the Supervisors within ten (10) days of receipt of the notice as prescribed in Section II of the Ordinance and must be accompanied by a fee of Four Hundred Dollars (\$400.00) to defray the costs of appeal. All such appeals shall be in accordance with the "Local Agency Law" of the Commonwealth of Pennsylvania. The Supervisors shall render a decision within thirty (30) days of the hearing and the time limitations as set forth in Section II of the Ordinance shall be applicable in all respects from the date of the Supervisors decision.

### Section IV

The notice required by the provision of Section II of this Ordinance shall be served personally upon the owner of a structure or building, if such owner resides within the Township, or upon the agent of such owner, if such agent has a residence or place of business within the Township. If neither the owner nor the agent thereof can be served within the Township as hereby provided, such notice shall be sent to the owner of such structure or building by registered mail, at the last known address of such owner

### Section V

If the owner of any dangerous structure, building or nuisance to whom a notice to repair or remove shall have been sent with the provisions of this Ordinance fails to commence or to complete such repair or removal or appeal to the Supervisors as set

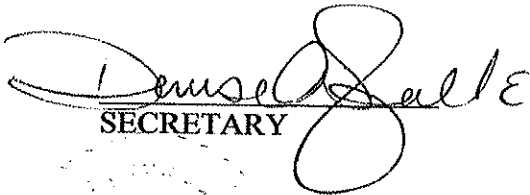
forth in Section III within the time limit prescribed by such notice, he or she shall be guilty of a violation of this Ordinance, and upon conviction thereof, shall be sentenced to pay a fine of not more than Six Hundred Dollars (\$600.00), costs of prosecution, and attorneys fees incurred by the Township. Provided, each day for which a violation continues shall constitute a separate offense.

#### Section V I

If the owner of any dangerous structure, building or nuisance to whom or which a notice to repair or remove have shall been sent under the provisions of this Ordinance fails to commence or to complete said repair or removal within the time limit prescribed by said notice, or if the appeal in Section III is unfavorable to said owner, the Supervisors of Buffalo Township shall be empowered to cause such work or repair or removal to be commenced and/or completed by the Township, and the cost and expense thereof, with a penalty of ten percent (10%) shall be collected from the owner of such structure or building in the manner provided by law and/or by a municipal lien. Provided the recovery of such costs and expense, together with the penalty, may be in addition to the penalty imposed as provided in Section V of this Ordinance. Provided, further, that in addition to the penalty as heretofore provided the Supervisor's retain the right to proceed in equity as now or hereafter provided by law.

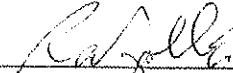
ORDAINED AND ENACTED THIS 6th DAY OF December 2006,  
TO BECOME EFFECTIVE FIVE (5) DAYS AFTER ENACTMENT.

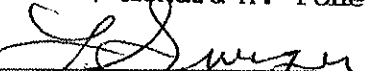
ATTEST

  
SECRETARY



BUFFALO TOWNSHIP

BY:   
Supervisor, Richard A. Folle

BY:   
Supervisor, Lloyd Swiger

BY:   
Supervisor, Raymond L. Calvert