

ORDINANCE #59

AN ORDINANCE PROVIDED FOR CONDEMNATION OF A STRUCTURE WHICH POSES A HEALTH OR SAFETY HAZARD, PROVIDING FOR NOTICE AND REMOVAL AND PROVIDING FOR THE PLACEMENT OF MUNICIPAL LIENS OR SUMMARY PENALTY OR REMOVAL.

WHEREAS, the Township of Buffalo, County of Butler, Commonwealth of Pennsylvania, has experienced the abandonment of a residential and commercial building within the township which has not been maintained, therefore, decayed to a point where it has become a public nuisance or a dangerous structure; and

WHEREAS, such structure constitutes a health or safety hazard to the citizens of the township; and

WHEREAS, the Township of Buffalo, County of Butler, Commonwealth of Pennsylvania, desires to remove the aforesaid nuisance.

NOW THEREFORE, the Board of Supervisors of the Township of Buffalo, County of Butler, Commonwealth of Pennsylvania, do hereby ordain and enact the following Ordinance:

1. A nuisance or dangerous structure on private ground within the Township of Buffalo is prohibited.
2. A nuisance or dangerous structure is a structure which exists in such a condition that poses a health hazard to the community or a safety hazard to the community; said hazard to include: the probable the structure may collapse, the existance or rats or other vermin, infestation by insects, infestation of communicable diseases, harboring of stray or wild animals, deterioration of a structure to a point that it begins to collapse, failure to repair a structure damaged by fire, explosion, or by natural causes, or such other conditions of the structure that are found to be a health or safety hazard after a public hearing with a notice to the property owner and tenants, if any.

3. The Board of Supervisors of the Township of Buffalo, County of Butler, Commonwealth of Pennsylvania, after receiving a complaint that a property may be a nuisance or dangerous structure, shall provide a written notice to the owner of the property that the owner shall correct or repair the nuisance or dangerous structure within twenty days or provide the Board of Supervisors with a reasonable time, or show cause, if any, why the Township of Buffalo, County of Butler, Commonwealth of Pennsylvania, should not remove the nuisance or dangerous structure and place costs of the removal upon the property owner.

4. If after twenty days of notice aforementioned, no action has been taken by the property owner, the Township of Buffalo, County of Butler, Commonwealth of Pennsylvania, shall remove the nuisance or dangerous structure and place costs of the removal upon the property owner. The Township of Buffalo, County of Butler, Commonwealth of Pennsylvania, may take any of the following actions:

a. Remove the nuisance or dangerous structure on private grounds, by contract or through employees, and collect the costs of such removal by filing a summary proceeding together with a penalty of \$200.

b. Remove the nuisance or dangerous structure on private grounds, by contract or through employees, and record a municipal lien as provided by Law for the costs of the removal.

c. Remove the nuisance or dangerous structure on private grounds, by contract or through employees, and file an action of assumpsit for the costs and removal.

5. Nothing herein shall prohibit the Township of Buffalo, County of Butler, Commonwealth of Pennsylvania, from instituting proceedings in Courts of Equity upon the nuisance or dangerous structure.

6. Notice herein shall be by personal service or certified mail, restricted delivery, upon the property owner or any persons having an interest in the property, as revealed by the record of the Recorder of Deeds of Butler County at the Taxing Authorities of Butler County.

THIS ORDINANCE ordained and enacted this 11th day of June, 1986.

ATTEST:

Joan Zimmerly

BOARD OF SUPERVISORS OF BUFFALO TOWNSHIP

Carl X

Albert + Koenig

Herman J. Steppling

Terry L. Berghies
