

**NORTH CORNWALL TOWNSHIP
LEBANON COUNTY, PENNSYLVANIA**

ORDINANCE NO. 325

AN ORDINANCE ESTABLISHING THE MINIMUM REGULATIONS GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS, AND STRUCTURES; BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND REQUIRING THAT OTHER PHYSICAL STRUCTURES ARE SAFE, SANITARY, AND FIT FOR OCCUPATION AND USE; AND PROVIDING FOR THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE AND THE DEMOLITION OF SUCH STRUCTURES; REPEALING ORDINANCE 263; AND ADOPTING THE CODE KNOWN AS THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 VERSION.

WHEREAS, the Board of Supervisors deems it be in the best interest and general welfare of the citizens and the residents of this Township to prohibit the unreasonable, unwarrantable, or unlawful use of private or public property which causes injury, damage, inconvenience, annoyance, or discomfort to the person or property of others; and

WHEREAS, the Board of Supervisors seeks to promote the health, comfort, and safety of its citizens by establishing regulations for Property Maintenance set forth herein; and

WHEREAS, Article XVII-A of the Second Class Township Code authorizes townships of the second class to prohibit nuisances, to remove same, and to impose penalties therefore; to regulate property maintenance within the township; and to promote in other respects, the health, comfort, and safety of its citizens.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, and it is enacted and ordained, by the Board of Supervisors of the Township of North Cornwall as follows:

SECTION 1. Repeal of North Cornwall Township Ordinance No. 263.

The Board of Supervisors of North Cornwall Township, adopted Ordinance #263 on November 9, 2010, thereby adopting the 2009 version of the International Property Maintenance Code ("IMPC"). The Board of Supervisors has determined that updating the version of the IPMC to be used by the Township for addressing property maintenance issues is in the best interest of the health, safety, and welfare of Township residents. As such, the Board of Supervisors does hereby repeal in its entirety North Cornwall Township Ordinance #263, duly adopted on November 9, 2010.

SECTION 2. Adoption of 2018 International Property Maintenance Code.

The Township of North Cornwall, Lebanon County, Pennsylvania, does hereby adopt the Code known as the "International Property Maintenance Code," 2018 version, as published by the International Code Council as the International Property Maintenance Code. Copies of the 2018 International Property Maintenance Code are presently on file in the office of North Cornwall Township, 320 South 18th Street, Lebanon, PA 17042, and hereby adopted as though fully set forth at length herein with the insertions, deletions and changes, if any, prescribed as follows:

- (A.) Section 101.1 – Insert – "Township of North Cornwall"
- (B.) Section 103.5 – Insert – "Fees assessable by the Township for the administration and enforcement undertaken pursuant to this particular code shall be established by the Board of Supervisors of the Township by resolution from time to time."

- (C.) Section 106.4 – Insert:

"106.4 Violation Penalties. In the event that the Township prosecutes the violation by way of a civil action, the Township may also seek the reimbursement of legal fees and other costs incurred as a result of the prosecution, in addition to a maximum fine of \$600 per violation. In the event that the Township prosecutes the violation by way of a criminal action,

the Township may seek a criminal fine not exceeding \$1,000 per violation and imprisonment to the maximum extent allowed under the law for the punishment of summary offenses, or both. Should the person in violation of this ordinance fail, neglect, or refuse to comply with the notice, the Board of Supervisors or the building official may take such actions reasonably necessary to bring the property into compliance with the notice and this ordinance, the costs of which, together with a penalty of ten percent (10%) of those costs incurred by the Township, shall be collected by the Township from such person in any manner provided by law, including but not limited to filing a charge against the real estate upon which the structure is located, and which shall be a lien upon such real estate as provided under the Municipal Claims and Tax Liens Act, 53 P.S. § 7101, *et. seq.*”

- (D.) Section 112.4 – Insert – “\$100” and “\$1,000”
- (E.) Section 302.4 – Insert – “ten (10) inches”
- (F.) Section 304.14 – Insert – “April 1 to November 1”
- (G.) Section 602.3 – Insert – “October 1 to June 1”
- (H.) Section 602.4 – Insert – “October 1 to May 1”

SECTION 3. Administration.

The Township shall be empowered by resolution to prepare and adopt such rules and regulations as may be necessary to implement the provisions of this Ordinance.

SECTION 4. Severability.

In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, such invalidity shall not affect or impair any remaining provision, section, sentence, clause or part of the Ordinance, it being the intent of the Township that such remainder shall be and shall remain in full force and effect.

SECTION 5. Effective Date.


This Ordinance shall become effective five (5) days after its enactment by the Board of Supervisors of the Township of North Cornwall, County of Lebanon, Commonwealth of Pennsylvania.


Enacted this 6th day of April, 2021.

ATTEST:

BOARD OF SUPERVISORS
TOWNSHIP OF NORTH CORNWALL


Secretary

By: 
Chairman


Vice Chairman


Treasurer

