

**RICHLAND TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

ORDINANCE NO. 303

PROPERTY MAINTENANCE CODE

AN ORDINANCE OF THE TOWNSHIP OF RICHLAND, BUCKS COUNTY, PENNSYLVANIA, ADOPTING THE 2024 EDITION OF THE *INTERNATIONAL PROPERTY MAINTENANCE CODE* AS CHAPTER 5, PART 2 OF THE CODE OF ORDINANCES OF THE TOWNSHIP OF RICHLAND; REGULATING AND GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES WITHIN RICHLAND TOWNSHIP; PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; PROVIDING FOR THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE, AND THE DEMOLITION OF SUCH EXISTING STRUCTURES IN THE TOWNSHIP OF RICHLAND; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE; AND REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT WITH THE PROVISIONS CONTAINED HEREIN.

WHEREAS, the Board of Supervisors of the Township of Richland previously enacted the 2006 edition of the International Property Maintenance Code set forth in Chapter 5, Part 2 of the Code of Ordinances of the Township of Richland; and

WHEREAS, the Board of Supervisors now desires to repeal Chapter 5, Part 2 of the Code of Ordinances of the Township of Richland (the 2006 International Property Maintenance Code) and replace it, in its entirety, with the International Property Maintenance Code of 2024.

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

SECTION 1. REPEAL AND REPLACEMENT OF CHAPTER 5, PART 2 OF THE CODE OF ORDINANCES OF THE TOWNSHIP OF RICHLAND

Chapter 5, Part 2 of the Code of Ordinances of the Township of Richland is hereby repealed and replaced in its entirety as follows:

“Section 5-201. Adoption of Property Maintenance Code.

A certain document, three (3) copies of which are on file in the Municipal Offices of Richland Township, being marked and designated as the *International Property Maintenance Code*, 2024 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Township of Richland, in the Commonwealth of Pennsylvania for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the Township of Richland are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, described in Section 5-202 of this Part 2.

Section 5-202. Amendments, Additions and Deletions.

The following sections of the International Property Maintenance Code of 2024 are hereby revised:

Section 101.1.	Insert “Township of Richland, Bucks County”
Section 103.1.	Insert “the Office of the Richland Township Code Official”
Section 302.4.	Insert “Twelve (12) Inches”
Section 304.14.	Insert “April 1 st to November 1 st ”
Section 602.3.	Insert “September 15 th to May 15 th ”
Section 602.4.	Insert “September 15 th to May 15 th ”

Section 5-203. Repealer.

All other ordinances, parts of ordinances, or other Sections of the Code of Ordinances of the Township of Richland in conflict herewith are hereby repealed.

Section 5-204. Severability.

If any section, subsection, sentence, clause or phrase of this Part 2 is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Part 2. The Board of Supervisors hereby declares that it would have passed this Part 2, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 5-205. Construction.

Nothing in this Part 2 or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 5-203 of this Part 2; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Part 2.

Section 5-206. Violations and Penalties.

Any person, partnership, or corporation who or which has violated any of the provisions of this Chapter 5, Part 2, upon being found liable therefore in a criminal enforcement proceeding commenced by the Township, in the same manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure, shall pay a criminal fine of not less than \$100 and not more than \$1,000, per violation, plus all court costs plus reasonable attorney fees incurred by the Township as a result thereof. No fine shall commence or be imposed, levied or payable until the date of the determination of a violation by the District Magistrate. Each day that a violation continues after due notice has been served shall constitute a separate violation, unless the District Magistrate, determining that there has been a violation, further determines that there was a good faith basis for the person, partnership, or corporation violating this Part 2 to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the 5th day following the date of the determination of a violation by the District Magistrate and, thereafter each day that the violation continues shall constitute a separate violation.

The Court of Common Pleas, upon petition of the violator, may grant an order to stay, upon cause shown, tolling the per diem judgment pending a final adjudication of the violation and judgment.

Nothing contained herein shall be construed or interpreted to grant to any person or entity other than the Township the right to commence any action for enforcement pursuant to this Section.

This Section 5-206 is intended to supplement and be read in conjunction with Section 107.3 of the Property Maintenance Code.”

SECTION 2. SEVERABILITY

If any provision, sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions of this Ordinance. It is hereby declared as the intent of Richland Township that this Ordinance would have been adopted had such stricken provisions not been included herein

SECTION 3. REPEAL

All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

SECTION 4. EFFECTIVE DATE

This Ordinance shall become effective five (5) days after adoption thereof.

ENACTED and **ORDAINED** this 9th day of September, 2024.

Attest:

Leslie Huhn
Leslie Huhn
Secretary

RICHLAND TOWNSHIP
BOARD OF SUPERVISORS

Kathleen M. Doyle
Kathleen M. Doyle, Chair

Christopher Vanelli
Christopher Vanelli, Vice-Chair

Tim Arnold
Tim Arnold, Member