

LEGAL NOTICE

Notice is hereby given that on January 17, 2022, at 7:00 p.m. at the Springfield Township Building located at 406 Old Ash Road, Mercer, Pennsylvania, the Springfield Township Supervisors will enact Ordinance No. 1 of 2022.

A summary of the Ordinance is as follows:

ORDINANCE NO. 1-2022

SPRINGFIELD TOWNSHIP, MERCER COUNTY, PENNSYLVANIA NON-OWNER OCCUPIED PROPERTY INSPECTION AND LICENSING ORDINANCE AN ORDINANCE OF THE TOWNSHIP OF SPRINGFIELD, MERCER COUNTY, PENNSYLVANIA, MAKING IT UNLAWFUL FOR ANY OWNER, AGENT, LESSOR, LANDLORD OR OTHER PERSON TO RENT, LEASE, SUBLET, ASSIGN A LEASE OR LET SPACE BE OCCUPIED BY ANOTHER OR OTHERS AS A DWELLING UNIT WITHOUT FIRST APPLYING FOR A LICENSE TO SO RENT, LEASE, LET, SUBLET, OR ASSIGN A LEASE WITH THE OFFICE OF THE TOWNSHIP ADMINISTRATOR OF THE TOWNSHIP OF SPRINGFIELD AND ONLY AFTER RECEIVING CERTIFICATION FROM THE THIRD PARTY AGENCY TO ACT ON BEHALF OF THE TOWNSHIP AFTER INSPECTION THAT THE PREMISE IS SUITABLE FOR OCCUPANCY.

Section 1 contains general language setting forth the importance of the Property Inspection and Licensing Ordinance; Section 2 designates the Ordinance to be known as the Springfield Township Rental Licensing Ordinance; Section 3 sets forth general provisions of the Ordinance supplementing local laws, ordinances, and regulations, and discusses the interplay with other Pennsylvania laws; Section 4 sets forth various definitions including but not limited to dwelling unit, non-owner occupied property, landlord, tenant, and person; Section 5 sets forth notification requirements regarding inspections; Section 6 specifies the report required of landlords together with a time limitation for filing the reports and the information required in those reports; Section 7 imposes requirements under this Ordinance on persons becoming landlords after the effective date of this Ordinance together with providing the form available at the Township; Section 8 provides for reports or changes in use of occupancy imposed upon landlords; Section 9 provides for the various duties of the Township Administrator in relation to this Ordinance; Section 10 sets forth the licensing requirements of non-owner occupied and/or rental units; Section 11 provides for the frequency of applications and fees for licensing; Section 12 provides for inspections and obligations of the property owner regarding inspections of the property; Section 13 imminent danger provides for emergency action where there is imminent danger to the community health, safety or welfare; Section 14 sets forth various compliance requirements pertaining to tenants and others pertaining to covered property; Section 15 sets forth various minimum requirements and standards for dwelling units including exterior requirements, heating system requirements, plumbing requirements, ventilation, interior surfaces, stair and open spaces; smoke detectors, safety, egress, sanitary conditions, rodent and vermin control, and site conditions; Section 16 duties of third party agency sets forth various provisions relating to and authorizing third party agency action at the request of the Township; Section 17 requires the display of licenses within the

dwelling unit; Section 18 provides that licenses, when issued, are valid for one year from date of issuance; Section 19 license transfers prohibits the transfer of any issued licenses; Section 20 provides for violations including license revocation and sets forth the notice provisions; Section 21 provides for appeals to the Township Appeals Board; Section 22 sets forth the penalties for any violation of this Ordinance including but not limited to fines and imprisonment; Section 23 is a repealer of any ordinance in conflict or inconsistent with the Ordinance; Section 24 is a severability provision in the event portions of this Ordinance are deemed to be invalid and also sets forth the effective date of February 1, 2022 for this Ordinance.

The full text of the Ordinance is available for inspection at the office of the newspaper in which this Legal Notice is published, at the Mercer County Law Library, and at the Springfield Township Municipal Building during hours in which the office is open or by appointment with the Township Secretary. Springfield Township can be reached at the address and/or or phone number listed below.

Springfield Township Secretary
406 Old Ash Road
Mercer, Pennsylvania 16137
724-748-4999