

**BOROUGH OF TURTLE CREEK
ALLEGHENY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 1145

**AN ORDINANCE AMENDING ORDINANCE
NO. 1069; PROVIDING FOR A MANDATORY
INSPECTION FOR AN OCCUPANCY
PERMIT; PROVIDING FOR FEES FOR
INSPECTIONS AND FOR FILING THE
ANNUAL TENANT LIST; PROVIDING FOR
AMENDMENTS BY SIMPLE RESOLUTION;
EFFECTIVE DATE.**

WHEREAS, Turtle Creek Borough has heretofore Ordained Ordinance No. 1069, which provides for a mandatory occupancy permit when there is a change in the ownership, possession or use of a parcel of real estate or any portion thereof; and

WHEREAS, Council believes that an inspection of such real estate is a necessary function in order to make certain that the land and improvements are in compliance with all Borough safety and maintenance Codes; and

WHEREAS, said Ordinance requires landlords to file an annual list of all residential tenants; and

WHEREAS, it is found that such activities require the expenditure of municipal funds; and

WHEREAS, it is determined that the property owners should pay reasonable fees for such activities to defray municipal expenses; and

WHEREAS, this Ordinance is found to be in the best interests of the residents of Turtle Creek Borough; and

WHEREAS, this Ordinance is enacted pursuant to the Borough Code.

NOW THEREFORE, it is hereby Ordained as follows:

SECTION 1.

Ordinance No. 1069 is amended as provided herein.

SECTION 2.

The following subsections are added:

5.1

For each change in occupancy, possession, control, ownership, use or any other change in ownership for all or any portion of a property, and before an occupancy permit may be issued, the property must be inspected by Borough personnel and the owner or such person or entity in control of the property must first pay an inspection fee in the amount of \$75.00. However, in the case of a residential apartment, the inspection shall limited to one in any calender year.

7.1

Any fees, duties, charges or impositions or duties created here or in Ordinance 1069 may hereinafter be amended, eliminated or changed by Council by simple resolution.

SECTION 3.


If any portion of this Ordinance is found to be unconstitutional or illegal, it is the intent of Council that it would have ordained the balance of the Ordinance irrespective of the invalid portion.

SECTION 4.

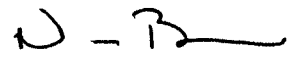
This Ordinance shall take effect immediately.

ORDAINED into law this 7th day of November, 2016.

ATTEST:


Borough Administrator

TURTLE CREEK BOROUGH


Council President

Approved this 7th day of November, 2016.


Mayor

RESOLUTION # 696-20

BOROUGH OF TURTLE CREEK

ALLEGHENY COUNTY, PENNSYLVANIA

**A RESOLUTION OF TURTLE CREEK BOROUGH AMENDING
BOROUGH ORDINANCE NO. 1145; PROVIDING FOR RE-INSPECTION
FEES; EFFECTIVE DATE**

WHEREAS, the Borough of Turtle Creek has enacted Ordinance 1145 pursuant to the Borough Code; and

WHEREAS, the Borough has determined that a fee is required for the re-inspection of residential units for the purpose of issuing an occupancy permit to adequately recompense the Borough for the costs and expense associated with such inspections; and

WHEREAS, this Resolution is enacted in the best interest of the safety and welfare of the residents of the Borough of Turtle Creek.

AND NOW, THEREFORE, it is hereby resolved as follows:

Section 6.1-

In every instance where a property is inspected pursuant to Section 5.1 of this ordinance the property must pass such inspection prior to an occupancy permit being issued. Where a property fails to pass inspection, it must be re-inspected and the owner or such person or entity in control of the property must pay \$75.00 for each and every subsequent re-inspection.

RESOLVED this 28th day of December, 2020.

ATTEST:



Administrator

BOROUGH OF TURTLE CREEK



President of Council