

**BOROUGH OF SYKESVILLE
ORDINANCE #321**

AN ORDINANCE, OF THE BOROUGH OF SYKESVILLE, JEFFERSON COUNTY, ESTABLISHING A REQUIREMENT FOR THE INSPECTION AND CERTIFICATION OF SANITARY SEWER SYSTEMS ON ALL PROPERTIES CONNECTED TO THE PUBLIC WASTEWATER TREATMENT SYSTEM IN THE BOROUGH AT THE TIME OF SALE OR TRANSFER OF ANY SUCH PROPERTIES; PROVIDING THE APPLICATION FOR AND ISSUANCE OF CERTIFICATES; AND AUTHORIZING THE IMPOSITION OF LIENS AND PENALTIES FOR NONCOMPLIANCE.

WHEREAS, the Borough Council has proposed the control and elimination of illegal connections to the public wastewater treatment system through a process of inspection and correction at the time that properties are transferred; and

WHEREAS, Borough Council deems it to be in the best interest of all the citizens of Sykesville that sources of surface and ground water infiltration into the public wastewater treatment system be removed; and

WHEREAS, Borough Council further believes that the institution of a process by which properties connected to the public wastewater treatment system are inspected at the time of sale or transfer will help to identify and alleviate such sources of infiltration.

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED as follows:

Section 1. Title: This Ordinance shall be known as the "Borough of Sykesville Property Inspection Ordinance"

Section 2. Authority and Purpose: This Ordinance is adopted under authority of the Pennsylvania Sewage Facilities Act, Act No. 537 of 1966, adopted January 24, 1966, P.L. (1965) 1535, as amended.

Section 3. Definitions:

A. "Person" - any person, firm, association, partnership, corporation or the chief executive officer or general manager of any firm, association, partnership or corporation.

B. "Illegal Connection" - any condition on any real property which permits the introduction into the public wastewater treatment system of any surface water or ground water not otherwise required to be treated as wastewater. This definition includes, but is not limited to, downspouts, roof drains, sump pumps, and surface water drains or pipes.

C. "Transfer" - the conveyance of any interest in real property, with or without consideration, whether by deed, lease, assignment or any other form of transaction and whether or not the transfer is to a person related by blood or marriage to the transferor.

D. "Real Property" - Any real property on which is situated any building which has facilities connected to the public wastewater treatment system operated by the Borough of Sykesville OR VACANT PROPERTY WHICH HAS FACILITIES CONNECTED TO THE PUBLIC WASTEWATER TREATMENT SYSTEM OPERATED BY THE BOROUGH OF SYKESVILLE.

E. "Certificate of Compliance" - a certificates issued by the Borough Inspector stating the real property has been inspected and found to be in compliance with this Ordinance.

F. "Borough Inspector" - the duly appointed Inspector(s) or any person designated by the Borough Council as the person authorized to take applications or conduct inspections under this Ordinance.

Section 4. Application Procedure:

A. Any person intending to transfer any interest in any real property within the Borough of Sykesville, Winslow Township or any other Township or Borough that has facilities connected to the public wastewater treatment system operated by the Borough of Sykesville, shall, prior to making such transfer, apply to the Borough Office for a certificate of compliance on a form provided by the Borough.

B. Within fourteen (14) days after an application is filed with the Borough Office, the Borough Inspector shall cause the real property to be inspected for compliance with this Ordinance. Failure of the Borough Inspector to conduct an inspection of the premises or to issue a certificate of compliance within the fourteen (14) day period shall not be deemed as an approval of the application.

C. Within five (5) days after inspection, the Borough Inspector shall issue a certificate of compliance under this Ordinance unless the inspection of the premises demonstrates the existence of an illegal connection to the property.

D. If the inspection demonstrates that the property is not in compliance, the Borough Inspector shall issue a denial which identifies the nature of the violation and the action required by the applicant to correct the violation.

E. A CERTIFICATE OF COMPLIANCE WILL BE VALID FOR ONE (1) YEAR FROM THE DATE OF COMPLIANCE.

Section 5. Correction of Violations:

A. Where the applicant is notified of a violation, the applicant shall not transfer the real property until the violation has been corrected, a reinspection has occurred and the Borough Inspector has issued a certificate of compliance; or until the applicant has entered into an escrow arrangement provided under Section 6 of the Ordinance.

B. When the applicant has corrected the violation, the applicant shall notify the Borough Office or Borough Inspector of the correction on a form provided by the Borough. Within fourteen (14) days after receipt of the notice of correction, the Borough Inspector shall cause the real property to be reinspected. If the inspection demonstrates that the violation has been corrected, the Borough Inspector shall issue a certificate of compliance within five (5) days after completion of the inspection.

C. Where the reinspection demonstrates that the violation has not been corrected to the requirements of the Borough, a second notice of violation shall be issued to the applicant, and the procedure for correction and certification of correction shall be the same as for an original inspection, **except a reinspection will be charged**. No escrow created under Section 6 shall be distributed until a certificate of compliance is issued by the Borough Inspector.

Section 6. Escrow Arrangement:

A. Where the applicant desires to transfer real property prior to correction of a violation, the applicant shall make an arrangement with the person in charge of closing the real property transfer to hold in escrow an amount sufficient to cover the cost of making the required corrections.

B. An applicant who proposes to proceed under this Section shall first submit to the Borough a detailed and reliable estimate from a qualified plumber of the cost to make such corrections and a statement from the closing agent for the real estate transaction that 110% of the cost of making such corrections will be held in escrow account until the Borough Office/Inspector issues a Certificate of Compliance.

C. Upon approval of the documents described in Section 6(B) above, the Borough Inspector/Office shall give the applicant written authority to proceed with the transfer of the real property.

D. Upon completion of the corrections, the applicant or the new property owner shall notify the Borough Office/Inspector that repairs have been completed. Within fourteen (14) days after receipt of such notice, the Borough Inspector shall cause the real property to be inspected for compliance with this Ordinance; and the procedure thereafter shall be conducted in the same manner as provided in Section 4 above.

E. Where an authorization to proceed is granted under this Section, all violations shall be corrected within sixty (60) days after the authorization is issued by the Borough Inspector/Office.

Section 7. Prohibitions:

A. No person shall cause or permit the introduction of surface water or ground water into the public wastewater treatment system operated by the Borough of Sykesville in violation of this Ordinance.

B. No person shall cause or permit the transfer of real property without first obtaining a

Certificate of Compliance under Section 4 or an authorization to proceed under Section 6 of this Ordinance.

C. No person shall accept or receive the conveyance of any interest in real property unless a Certificate of Compliance under Section 4 above or an authorization to proceed under Section 6 above has been issued.

D. No person shall distribute any monies held in an escrow arrangement authorized under Section 6 above unless a Certificate of Compliance has been issued by the Borough Inspector/Office.

E. A SMOKE TEST THAT REVEALS SECTIONS OF THE SEWER LINE LEAKING ON ADJACENT PROPERTIES SHALL RESULT IN THE ADJACENT OWNER(S) BEING CONTACTED AND GIVEN NINETY (90) DAYS TO CORRECT THE PROBLEM. PROBLEMS THAT ARE DETECTED RELATIVE TO THE BOROUGH SEWER SYSTEM WILL BE RECORDED AND NOTED FOR CORRECTIONS.

IF TWO (2) OR MORE PROPERTIES ARE CONNECTED TO A COMMON LATERAL AND THE PERSON REQUESTING THE CERTIFICATE OF COMPLIANCE CANNOT REACH AN AGREEMENT WITH THE OTHER OWNERS ON REPAIRS, THE OWNER NEEDING THE CERTIFICATE OF COMPLIANCE MAY:

- 1. INSTALL THEIR OWN LATERAL AND THE BOROUGH WILL NOT CHARGE FOR A SEWER TAP;**
- 2. THE REMAINING OWNERS WILL BE GIVEN NINETY (90) DAYS TO CORRECT THE PROBLEM FOUND FROM THE INITIAL TEST ON THE ORIGINAL SEWER LINE.**

Section 8. Inspection Procedures:

A. By making an application, the applicant grants to the Borough the right of entry onto the applicant's property for the purpose of making the necessary inspection required under this Ordinance. Entry shall not occur except upon prior notice to the applicant and only during regular business hours or at another reasonable time acceptable to the applicant.

B. The Inspection shall consist of one or more of the following procedures, as deemed applicable by the Borough Inspector:

1. Visual inspection of all piping inside and outside of the building;
2. Smoke testing by any commonly accepted method; and
3. Dye testing by any commonly accepted method.

Section 9. Fees:

Each application under this Ordinance shall be accompanied by a nonrefundable application fee of \$30.00. **A FOLLOW-UP INSPECTION, IF NEEDED, IS INCLUDED IN THE \$30.00 FEE. ADDITIONAL INSPECTIONS WILL BE CHARGED \$30.00 FOR EACH INSPECTION.**

Section 10. Penalties:

Any person who violates any of the provisions of this Ordinance shall be subject to a penalty in a summary proceeding or civil collection proceeding in an amount not exceeding \$600.00 for each violation. Every day that a violation continues after notice thereof has been provided to the violator shall be considered a separate violation.

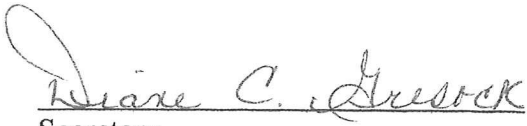
Section 11. Severability:


The sections and subsections of this Ordinance shall be deemed to be severable. A determination that any section or subsection of this Ordinance is unenforceable shall not affect the enforceability of any other section or subsection.

ADOPTED THIS 6th day of August, 2001.

ATTEST:

BOROUGH OF SYKESVILLE


Secretary


Jeffrey E. Pisarcik, President

CERTIFICATE OF COMPLIANCE

ORDINANCE #321

APPLICATION

I HEREBY GRANT APPROVAL TO PERMIT THE BOROUGH OF SYKESVILLE REPRESENTATIVE(S) THE RIGHT OF ENTRY ON MY PROPERTY FOR THE PURPOSE OF MAKING THE NECESSARY INSPECTIONS REQUIRED UNDER ORDINANCE 321.

Signature _____ Date: _____

ADDRESS OF PROPERTY FOR INSPECTION: _____

NAME OF APPLICANT: _____

ADDRESS: _____

PHONE NO. _____

AGENT (If other than property Owner) _____

DATE OF APPLICATION _____

NON-REFUNDABLE FEE OF \$30.00 PAID Yes _____ No _____

INSPECTION FOR CERTIFICATION OF COMPLIANCE

INSPECTED BY: _____ Date _____

APPROVED _____ DENIED _____

REASON FOR DENIAL: _____

DATE OF RECHECK: _____ DATE OF APPROVAL: _____

APPROVAL OF CERTIFICATE OF COMPLIANCE

Borough of Sykesville Date _____

ESCROW: Yes _____ No _____