

**ORDINANCE NO. 1627**

**AN ORDINANCE OF THE TOWN OF GREENVILLE, MERCER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF GREENVILLE (ORDINANCE 1536), CHAPTER 222, THEREOF ENTITLED “CONSTRUCTION CODES”.**

**BE IT ENACTED AND ORDAINED** by the Council of the Town of Greenville, Mercer County, Pennsylvania, it is hereby enacted and ordained by the authority of the same as follows:

**SECTION 1:** Chapter 222-49 “Notification of Inspection”, of Article VII, Fire Code Property Inspection and Licensing, of the Code of the Town of Greenville, is hereby amended to read as follows:

§ 222-49 Fire Code Property Inspection and Licensing.

A. License required. No owner shall lease, operate, rent or allow to occupy any commercial property in the Town of Greenville unless the required inspection process has been conducted, regardless of occupancy status. Any commercial property that is occupied by anyone other than the owner of record must submit a copy of the written, signed lease with their tenants/occupants. Copies of signed leases for occupied properties shall be submitted at the time of application and upon any change in occupant.

(1) In no case shall the existence of any agreement between the owner and occupancy relieve the owner of any responsibility under the Ordinance or other Ordinances or codes for property maintenance or inspection of the premises inclusive of Articles of Agreement, Land Contracts, or any other form of rent to own agreements.

(2) No commercial properties shall exist, no matter the occupancy status, without the minimum property insurance coverage of Replacement Costs and Liability Coverage in the amount of \$200,000. Copies shall be provided annually with the Fire Code Property Inspection and Licensing application.

**SECTION 2:** Chapter 222-49 “Notification of Inspection”, of Article VII, Fire Code Property Inspection and Licensing, of the Code of the Town of Greenville, is hereby amended to read as follows:

§222-49 Fire Code Property Inspection and Licensing, C.

(1) Notification of Inspection

- a) The property owner or owner-designated representative shall schedule the inspection with the Town and complete all required inspections before the end of the expiration month of record.
- b) The property owner shall inform the current occupants of the scheduled inspection.
- c) Access to the property for the purpose of conducting an inspection shall be the sole responsibility of the owner or the owner-designated representative.
- d) If the property is not inspected within the time frame set forth above, the Fire Code License shall be suspended. The subject premises shall be vacated within 10 days of revoking the license, at the owner's expense, and shall not be offered to others for occupancy until the property is in compliance with this ordinance. The Town of Greenville reserves the right to file at the District Magistrates office to obtain compliance.

**SECTION 3:** Chapter 222-49 "Issuance or Refusal", of ARTICLE VII, Fire Code Property Inspection and Licensing, of the Code of the Town of Greenville, is hereby amended to read as follows:

§222-49 Fire Code Property Inspection and Licensing, D.

Issuance or Refusal

- (9) There are no outstanding garbage bills, and the service is current if occupied.
- (10) Copy of written lease agreement between property owner and tenant.
- (11) Copy of insurance coverage with a minimum coverage with Replacement Costs and a minimum of Liability Coverage in the amount of \$200,000.

**SECTION 4:** Chapter 222-50 "Time for Application", of Article VII, Fire Code Property Inspection and Licensing, of the Code of the Town of Greenville, is hereby amended to read as follows:

§222-50 Time for Application.

- A. The Town of Greenville Shall send a letter with a blank application 60 days before the Fire Code Inspection License is set to expire making the property owner aware of the pending deadlines.
- B. Application process. Any property that is discovered by the Town that qualifies for a Fire Code Property Inspection License, the property owner shall submit all applications, schedule, and complete all required inspections to receive their license and set their expiration month of record.

- C. Annual application. Fire Code Property Inspection Licenses shall be valid for one year from the month of issuance and shall be renewed annually.
- D. Existing Fire Code properties. Concerning existing fire code properties requiring renewed licenses as required by §222-43 herein, the property owner shall submit all applications, schedule, and complete all required inspections, and comply with §222-49 (D) before the end of the expiration date of record.

**SECTION 5:** Chapter 222-51 “Failure to comply; violations and penalties”, A of ARTICLE VII, Fire Code Property Inspection and Licensing, of the code of the Town of Greenville, is hereby amended to read as follows:

§222-51 Failure to comply; vilations and penalties.

- A. Failure to comply. Any property owner who maintains any property or properties subject to the Fire Code Property Inspection and License ordinance, who fails to: comply with the requirements of this ordinance, abate the violations of an inspection report, or who knowingly remits any false or fraudulent information, shall, by said conduct, violate the provisions of this article, and shall upon conviction be subject to a fine of not less than \$250 and not more than \$1,000; and, in default of payment of said fines and costs, shall be subject to a term of imprisonment of not to exceed 30 days. Each day that a violation continues shall constitute a fine of not less than \$25 and not more than \$100 to be calculated from the day of violation. All fines and penalties received by the Borough for enforcement of this Code shall be paid to the Treasurer of the Borough of Greenville.

**SECTION 6:** All other provisions of the said Code of Ordinances of the Town of Greenville, not inconsistent herewith shall remain in full force and effect.

**ENACTED AND ORDAINED** into law by the Council of the Town of Greenville this 12<sup>th</sup> day of December, 2022.

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Attest:

Town of Greenville

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Jasson W. Urey  
Town Manager

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Linda Zuschlag  
Deputy Mayor