

TOWNSHIP OF STRASBURG

Lancaster County, Pennsylvania

ORDINANCE NO. 125

AN ORDINANCE OF STRASBURG TOWNSHIP, LANCASTER COUNTY, TO PROHIBIT THE CONTINUED MAINTENANCE OF DANGEROUS STRUCTURES WITHIN THE TOWNSHIP AND TO PROVIDE ADMINISTRATIVE REGULATIONS AND PROCEDURES.

BE AND IT IS HEREBY ORDAINED AND ENACTED by Board of Supervisors of the Township of Strasburg, Lancaster County, Pennsylvania, as follows:

Section 1. Short Title. This Ordinance shall be known and may be cited as the Strasburg Township Dangerous Structures Ordinance.

Section 2. Dangerous Buildings Declared a Nuisance. All dangerous structures, as herein defined, are hereby declared to be public nuisances and shall be repaired, removed or demolished. It is hereby declared to be unlawful for any person to permit any such dangerous building to remain in place.

Section 3. Definitions. As used in this Ordinance, the following terms shall have the meanings indicated:

BOARD OF SUPERVISORS – The governing body of the Township.

DANGEROUS STRUCTURE -- Any structure, including but not limited to any building, which has any one or more of the following defects; and any such structure shall be deemed a dangerous structure:

- A. A structure whose interior walls or other vertical structure members list, lean or buckle.
- B. A structure which, exclusive of the foundation, shows 25% or more of damage or deterioration of the supporting members, or 40% or more of damage or deterioration of the nonsupporting interior or roof or outside walls or covering.
- C. A structure which has improperly distributed loads upon the floors or roofs, or in which the same are overloaded, or which have insufficient strength to be reasonably safe for the proposed use.

- D. A structure which has been damaged by fire, wind or other causes so as to have become dangerous to life or safety of the occupant(s) or to others in the vicinity.
- E. A structure which has become or is so dilapidated, decayed, unsanitary or unsafe that it is unfit for human habitation or is likely to cause injury to occupant(s) or to others in the vicinity.
- F. A structure having inadequate facilities for egress in case of fire or panic, or those having insufficient stairways, fire escapes or other means of access and egress.
- G. A structure, parts of which are so attached that they may fall and injure members of the public or cause damage to property.
- H. A structure which, because of its general condition, is unsafe, unsanitary or dangerous to the health, safety, morals or general welfare of the people of the Township.

ENFORCEMENT OFFICER – The Township employee or independent person or firm appointed by the Board of Supervisors to administer this Ordinance.

ENGINEER -- The Township Engineer or other structural engineer the Board of Supervisors had appointed for any purpose relating to this Ordinance.

INDEPENDENT PROFESSIONAL -- A professional learned and/or licensed in the construction and structural integrity of structures.

OWNER – The person holding record title to the real estate on which a suspected dangerous structure or structure determined to be a dangerous structure is located.

PERSON -- A natural person, corporation, partnership, joint venture, sole proprietorship, firm, association and any other entity of whatever type.

SECURE -- To render safely inaccessible to the public.

STRUCTURE -- Any assembly of materials above or below the surface of the land, and whether or not affixed to the land, including, but not limited to, buildings, mobile homes, fences, man-made objects, dams, fills, embankments, objects, culverts, roads and bridges.

TOWNSHIP -- The Township of Strasburg, Lancaster County, Pennsylvania.

Section 4. Procedure. Whenever it shall be reported or come to the attention of any Township official or employee that any structure or any portion thereof constitutes a dangerous structure, such person shall report same to the Board of Supervisors and the Enforcement Officer. The Enforcement Officer shall make an investigation and examination of such structure. The Enforcement Officer is hereby empowered to enter upon any property for purposes of such inspection. The Enforcement Officer and any engineer or other independent professional are

hereby authorized to investigate the condition of the structure and make a determination as to its safety. The Enforcement Officer shall provide a report to the Board of Supervisors.

Section 5. Standards for Repair, Vacation or Demolition. The following standards shall be followed in substance by the Board of Supervisors in ordering repair, removal or demolition of a dangerous structure:

1. If the dangerous structure can be repaired, as determined by the Enforcement Officer or an independent professional in such a way that it would no longer violate this Ordinance, the Board of Supervisors shall order the dangerous structure be repaired.

2. If the dangerous structure is in such condition as to make it dangerous to the health, safety or general welfare of its occupants, the Board of Supervisors shall order the dangerous structure to be vacated and demolished.

3. If the dangerous structure cannot reasonably be repaired, as determined by the Enforcement Officer and/or the Township Engineer or independent professional, the Board of Supervisors shall order the dangerous structure be vacated and demolished.

4. If the dangerous structure is a fire hazard or is existing or erected in violation of the terms of this Ordinance, or any other Ordinance of the Township, or any statute of the Commonwealth of Pennsylvania requiring it to be vacated and demolished, the Board of Supervisors shall order the dangerous structure be vacated and demolished.

Section 6. Enforcement Procedures. If any structure is deemed to be a dangerous structure within the terms of this Ordinance, the Enforcement Officer shall serve notice upon the owner of such dangerous structure or, failing to find any owner, then such occupant, mortgagee, lessee, agent or other person with an interest in said dangerous structure who may be located.

1. The notice required by this Section shall be served personally or by registered or certified mail upon the owner of a dangerous structure or his agent, or personally upon the owner or his agent. Notice by mail shall be sent to the owner of a dangerous structure by certified or registered mail at the last known address according to the records available in the Lancaster County Assessment Office.

2. The notice shall identify the structure deemed dangerous, contain a statement of the particulars which made this structure a dangerous structure and include an order requiring the same to be put in such condition as to conform with the terms of this Ordinance; provided, further, that in any case where the notice prescribes the repair of any dangerous structure, the owner thereof shall have the option to remove and demolish such dangerous structure in lieu of making the repairs thereto within the time period provided.

A. The owner or occupier of such property, after receiving notice, shall have 10 days to secure the dangerous structure in accordance with the definitions in this Ordinance to ensure that no unauthorized person has access to it.

B. The notice shall require any person notified to repair, remove or demolish any dangerous structure to commence the work or act required by the notice within 10 days of such notice and to comply with such repair, removal or demolition within 60 days from the receipt of such notice.

3. If the owner shall submit specific plans showing an intent to repair the dangerous structure and a proposed schedule identifying when such repairs shall be completed, then said time may be extended so long as the Township sees progress consistent with the submitted plans.

4. The Board of Supervisors shall cause to be placed on all dangerous structures a notice reading substantially as follows:

This building has been found to be a dangerous structure by the Board of Supervisors of Strasburg Township. This notice shall remain on this building until it is repaired, removed or demolished in accordance with the notice which has been given to the owner, occupant, lessee, mortgagee or agent of the building. It is unlawful to remove this notice until compliance is made under the terms contained in the notice served on the above-named party.

Section 7. Violations and Penalties.

1. Any person who violates or permits the violation of any provision of this Ordinance shall, upon conviction thereof before a Magisterial District Judge be sentenced to pay a fine of not less than \$100 nor more than \$1,000 and the cost of prosecution, including to the extent authorized by law the Township's reasonable attorneys' fees. Each day a violation continues is a separate violation. This remedy shall be in addition to any other lawful remedies available to the Township.

2. It shall be a violation of this Ordinance for any person to remove the notice provided for Section 6, and upon conviction thereof before a Magisterial District Judge, the person removing the notice shall be sentenced to pay a fine of not less than \$100 nor more than \$1,000 and the cost of prosecution, including to the extent authorized by law the Township's reasonable attorneys' fees. Each day a violation continues is a separate violation.

3. Any person having an interest in any dangerous structure who fails to comply with any notice or order to repair, vacate or demolish any dangerous structure within 60 days of the receipt of such notice, by such failure, does empower the Board of Supervisors to cause such dangerous structure to be repaired, vacated, removed or demolished by the Township and to cause the costs of such repair, vacation or demolition, together with a penalty of 10% of such costs and reasonable attorneys' fees, to be charged upon the land upon which the building exists as a municipal lien or alternatively to recover such costs and penalty in a suit at law against the owner but, failing to recover same, to have the judgment therefor to be charged upon the land; and this subsection is separate from and in

addition to the fine, penalty and costs which may be imposed by any other subsection of this Ordinance.

Section 8. Emergency Repair, Vacation or Demolition. In cases where it reasonably appears that there exists an immediate danger to the life or safety of any person caused or created by a dangerous structure, the Board of Supervisors has the authority but not the obligation to enter into the premises and cause immediate repairs or demolition. The costs of such emergency repair, vacation or demolition of such dangerous structure shall be collected as provided for in Section 7 of this Ordinance.

Section 9. Severability. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall be and shall remain in full force and effect.

Section 10. Effective Date. This Ordinance shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of the Township of Strasburg as provided by law.

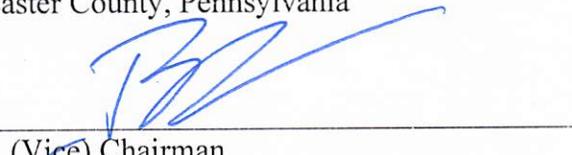
DULY ORDAINED AND ENACTED this 7 day of July, 2025, by the Board of Supervisors of the Township of Strasburg, Lancaster County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF STRASBURG
Lancaster County, Pennsylvania

Attest:


(Assistant) Secretary

By:


(Vice) Chairman
Board of Supervisors

[TOWNSHIP SEAL]

