

BOROUGH OF SHARON HILL

250 Sharon Ave. Sharon Hill, PA 19079

Phone: (610) 586-8200 Fax: (610) 586-3991 Email: admin@sharonhillboro.com

RESALE APPLICATION

Residential: \$150 / Commercial: \$200 / Additional \$100 for a Conditional Resale Certificate

General Information

Address of Property Being Sold	
Settlement Date	Payment Amount & Check #

Primary Contact Information

Company	
Representative	
Address	
Phone #	
Email Address	

Seller's Information

Name	
Address	
Phone #	
Email Address	

Buyer's Information *(This information is necessary to process this application.)*

Name	
Name of Organization <i>(If applicable)</i>	
Name of Managing Member <i>(If applicable)</i>	
Address <i>(Po Box not acceptable)</i>	
Phone	
Email Address	

Property Information

Construction Type	<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial
Number of Units		
Number of Bedrooms		
Is this a rental?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Will this be a rental? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a finished basement?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Partial

Preparer's Printed Name: _____

Preparer's Signature: _____ Date: ____/____/____

BOROUGH OF SHARON HILL

250 Sharon Ave. Sharon Hill, PA 19079

admin@sharonhillboro.com

Date of sewer lateral camera inspection: ____/____/____ Return completed form to the Brough of Sharon Hill

PLUMBING COMPANY INFO	PROPERTY INFORMATION
Name of Company:	Property Owner:
Address:	Address:
City: State:	City: State:
Phone #:	Phone#:
PA Cont. Lic#:	This sewer lateral inspection failed if you answered:
Master Plumber#:	Yes to line items A, B, C, D, & E
NASSCO Cert#:	No to line item G

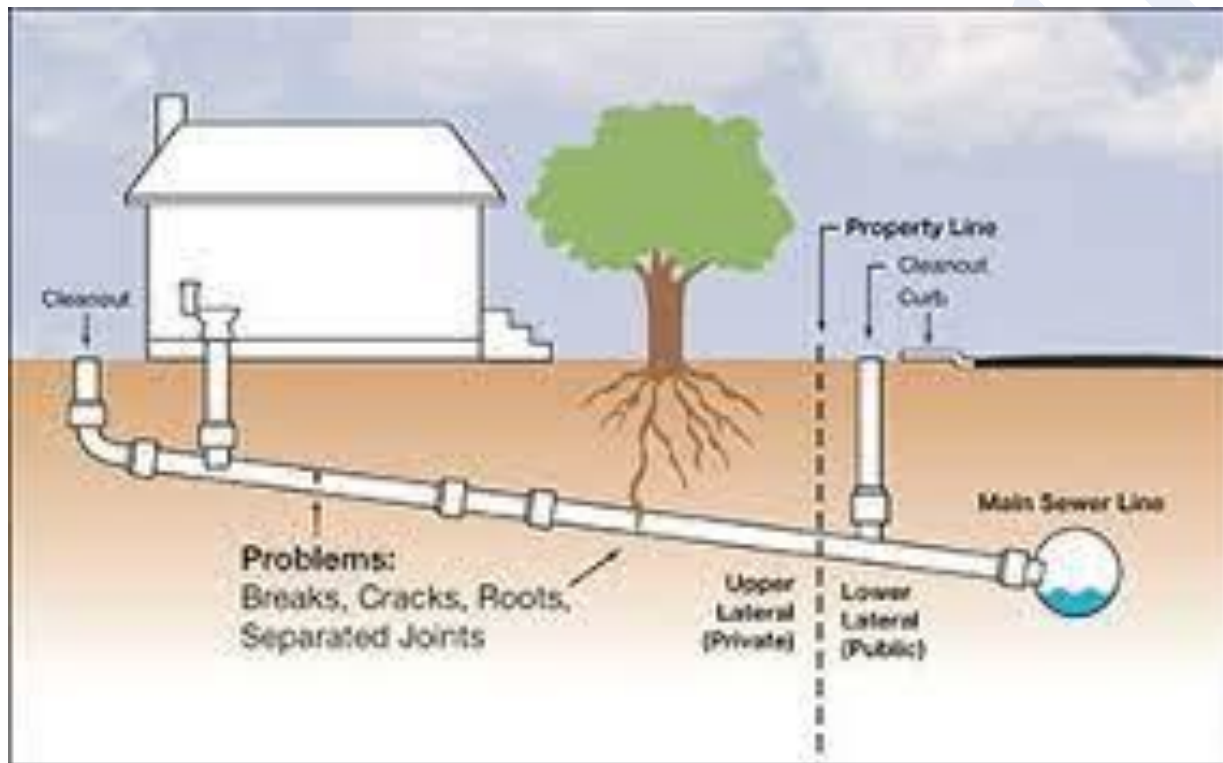
<h2 style="margin: 0;">Sewer Lateral Inspection Report</h2> <p style="margin: 0; font-size: small;">Form must be completed & signed by the tech performing the inspection</p>		<h3 style="margin: 0;">Work Performed</h3> <p style="margin: 0; font-size: x-small;">YES / NO</p>	
A.	Are any of the drains connected to the sewer?	Y	N
If yes, where?			
B.	Are any sump pumps connected to the sewer?	Y	N
If yes, where?			
C.	Does the sewer line have breaks, cracks, or separated joints?	Y	N
D.	Are there any roots in the sewer line?	Y	N
If yes, was a cable ran to clear the sewer line?			
E.	Is there evidence of I&I (Inflow & Infiltration)	Y	N
If yes, explain			
F.	Was the inspection recorded?	Y	N
G.	Does the sewer lateral function as designed?	Y	N

License Plumber's Signature: _____ Date: ____/____/____

Buyer's Signature: _____ Date: ____/____/____

(Buyer's signature is required for failed sewer lateral inspections. No exceptions!)

Sanitary Sewer System Diagram



- Sump pump or foundation drains are prohibited from draining into the sewer system.
- Roof downspouts are prohibited from draining into the sewer system.
- Repair cracks, holes, separated, or offset joints to prevent infiltration of ground water into the sewer system.
- Remove root intrusion. Roots will clog the sewer line.
- Sewer cleanouts must be capped to prevent storm water intrusion into the sewer system.

BOROUGH OF SHARON HILL

250 Sharon Ave. Sharon Hill, PA 19079

Phone: (610) 586-8200 Fax: (610) 586-3991 Email: admin@sharonhillboro.com

BUYERS ACCEPTANCE FORM FOR CONDITIONAL RESALE

FEE: AN ADDITIONAL \$100.00

- This form must be completed and signed by the buyer in the event the seller does not make repairs.
- A Temporary Use & Occupancy Permit or Temporary Access Certificate, will be issued once this form is completed and signed by the buyer.
- The buyer has up to **12 months** to correct the violation.

Failure to Correct Violations

- The buyer will be issued a fine of not less than **\$1,000 and not more than \$10,000** for failure to correct violations upon expiration of the 12 months from the date of purchase.
- The temporary Use & Occupancy permit / Temporary Access Certificate will be revoked if all violations have not been corrected.

Buyer's Full Name			
Buyer's Phone Number			
Buyer's Email Address			
Address of Property Under Contract			
Buyer's Home Address			
City		State & Zip	

I _____ accept responsibility to correct all outstanding violations that are not corrected by
(Print buyer's name)

the seller subsequent to this real estate transaction including the responsibility for obtaining the necessary permits and inspections. I understand that should I fail to correct violations within 90 days of the temporary resale certificate being issued that I am potentially subject to charges and fines under PA ACT 34 of 2015.

Buyer's Signature

_____/_____/_____
Date

BOROUGH OF SHARON HILL

250 Sharon Ave. Sharon Hill, PA 19079

Phone: (610) 586-8200 Fax: (610) 586-3991 Email: admin@sharonhillboro.com

RESALE & RENTAL CHECKLIST

EXTERIOR

- No apparent damage to roofing.
- Exterior walls and facia must be in good condition.
- Electrical service must not be frayed.
- Driveway and parking spaces must be paved in good condition, including the common driveway, if applicable.
- All sidewalks, curbs, & aprons must be in good condition. Sewer caps need to be in good condition.
- Grass, bushes, and trees must be maintained.
- All trash and debris removed from the property.
- Gutters & downspouts must be clear, functioning, and irrigate away from the property.
- House numbers on the front of the property.
- House numbers on the rear of the property if applicable.
- Sewer caps must be in good condition.
- Sewer lateral inspection are required for resale certifications.

INTERIOR

- Fully functioning kitchen.
- Fully functioning 3 piece bathroom.
- GFCI outlets at all counter tops within 6 feet of any water source.
- GFCI outlets in bathroom(s).
- Fan in bathrooms without windows or skylight.
- Functioning skylight with screen in bathroom if applicable.
- GFCI outlet at washer if within 6 feet of laundry tub / utility sink.
- Floor receptacles must be relocated to the wall and put blank cover plate over floor box.
- Smoke alarm in all bedrooms.
- Carbon Monoxide alarms on every level.
- Handrails at stairwells on all levels with more than 3 risers. Railings must be secure.
- All windows must function as designed and have screens.
- All doors and storm doors must function as designed and must be in good condition.
- All walls, ceilings, & floors must be in good condition (must not have holes or water damage).
- All electrical cables and splices must terminate into junction box.
- Dryers must be vented outside.
- No leaky plumbing.
- Sump pumps must not discharge into the public sewer system.
- Smoke & carbon monoxide alarm in basement.
- Well lit stairwell to basement.

Municipal Code and Compliance Act (MCOCA) Act 133

Section 2. The act is amended by adding sections to read:

Section 2.1. Issuance of use and occupancy certificate.

(a) General rule.--A municipality requiring a use and occupancy certificate shall issue the certificate in the following manner:

- (1) If the municipal inspection reveals no violations.
- (2) If the municipal inspection reveals at least one violation, but no substantial violations, the municipality shall issue a temporary use and occupancy certificate.
- (3) If the municipal inspection reveals at least one substantial violation, the municipality shall specifically note those items on the inspection report and shall issue a temporary access certificate.

Section 3. Section 3 of the act is amended to read:

Section 3. Compliance requirement.

(a) General rule.--Within [18] 12 months of the date of [purchase or longer subject to an agreement between the purchaser and the municipality, any purchaser of any building, structure or part of a building or structure known to have one or more substantial violations of municipal codes relating to building, housing, property maintenance or fire shall:] purchase, the purchaser of a property known to be in violation of a municipal code or ordinance shall, at his option, either:

(1) bring the [building, structure or that part of a building or structure] property into compliance with [those] municipal codes or ordinances; or

(2) demolish the building or structure in accordance with law.

(a.1) **Negotiation of longer time periods.**--At the request of the property owner, the municipality may negotiate, at its discretion, longer time periods for maintenance and repair of the structure under a temporary certificate, but the time periods stated in subsection (a) may not be shortened.

(a.2) **Reinspection of property.**--

(1) At the expiration of the time period set forth in subsection (a) or before that time, if requested by the property owner, the municipality shall reinspect the property for the purpose of determining compliance with the cited violations.

(2) If a temporary access permit has been issued and reinspection indicates that the noted substantial violations have been corrected but other cited violations have not yet been corrected, the municipality shall issue a temporary use and occupancy permit to be valid for the time remaining on the original temporary access permit.

(3) If the reinspection indicates that all noted violations have been corrected, the municipality shall issue a use and occupancy certificate for the property.

(b) **Penalty.--**

(1) Failure to comply with the requirements of subsection (a) shall result in [the]:

(i) Revocation of the temporary certificate.

(ii) The purchaser being subject to any existing municipal ordinances or codes relating to the occupation of a property without a use and occupancy certificate.

(iii) The purchaser being personally liable for the costs of maintenance, repairs or demolition sufficient to correct the cited violations, and a fine of not less than \$1,000 and not more than \$10,000.

(2) Fines shall be remitted to the municipality in which the building, structure or part of a building or structure is located.

(3) In municipalities with low-income housing, not less than one-third of the fine imposed specifically for code violations shall be used by the municipality for low-income housing in a manner determined by the municipality.