

**Ordinance No. 1758**

AN ORDINANCE OF THE BOROUGH OF McKEES ROCKS REQUIRING OWNERS OF REAL PROPERTY TO OBTAIN A CERTIFICATE OF COMPLIANCE PURSUANT TO THE BOROUGH OF McKEES ROCKS LIEN LETTER POLICY PRIOR TO THE SALE OF REAL ESTATE.

WHEREAS, the Borough of McKees Rocks has a duty to ensure the security of its residents by way of knowledge about property located within its jurisdiction obtained through reasonable and lawful means, and;

NOW, THEREFORE, the Borough Council of the Borough of McKees Rocks, Allegheny County, Pennsylvania, in meeting assembled, and it is hereby ordained and enacted by and with the authority of the same, as follows:

**Section 1. Certificate of compliance required prior to sale of property.**

- A. It shall be unlawful for any owner of any real property located within the Borough of McKees Rocks to sell, donate, or otherwise convey real property without first obtaining a certificate of compliance in accordance with the terms and provisions of the Borough Lien Policy, which may be amended from time to time. A copy of the Borough Lien Policy in place as of the date of this Ordinance is attached.
- B. The following action must be taken by the property owner at least thirty (30) days prior to the date of closing in order to obtain a certificate of compliance:
  - 1. Obtain a lien letter indicating that the property is unencumbered by any liens.
  - 2. Schedule and successfully pass a Dye test.
  - 3. Schedule and successfully pass an occupancy inspection, including an inspection of sidewalks and curbs.

**Section 2. Fees.**

- A. Lien Letter: \$50.00
- B. Dye Test: \$50.00
- C. Occupancy Inspection: \$50.00 for residential property  
\$100.00 for commercial property  
\$200.00 for industrial property

**Section 3. Violations and penalties.**

- A. Failure to comply with this Ordinance shall be liable for a fine not to exceed one-thousand dollars (\$1,000.00).

**Section 4. Effective date.**

This ordinance shall be effective thirty (30) days after its enactment.  
ORDAINED AND ENACTED INTO LAW this 12<sup>th</sup> day of March, 2019.

ATTEST:

**BOROUGH OF MCKEES ROCKS**

*Marta Romo*  
Borough Manager

By: *Paul Kristy*  
President of Council

APPROVED BY ME this 12<sup>th</sup> day of March, 2019.

*John R. Muhr*  
John R. Muhr, Mayor