

Montgomery Borough

35 S. Main Street
Montgomery, PA 17752

"Growing Toward Tomorrow"

Friday, March 17, 2023

Notice: Property Maintenance Enforcement of the 2021 International Property Maintenance Code (IPMC) and Montgomery Borough Ordinances

The Montgomery Borough has hired its own Property Maintenance Enforcement Officer (PMCEO) and will start its semi-annual ride around of the borough's residential and commercial properties on April 3rd, 2023.

We will be assessing and enforcing provisions of the Montgomery Borough ordinances and IPMC 2021 that governs how the exterior of structures within the Borough are maintained as well as general property maintenance considerations such as but not limited to; Exterior condition of structures (example - untreated/damaged/missing siding, peeling paint, broken windows), rubbish/debris in and around a property, landscaping that blocks walkways or obstructs vehicle sight lines at intersections, grass/weeds that exceeds a height of 8", trees/shrubs/bushes that infringe public walkways, streets, or alleys, unsafe/hazardous conditions of a property to include handrails, sidewalks, or structure(s), and unlicensed/unregistered accumulation of vehicles.

The intent of enforcing the IPMC, similar to reasons why the Borough requires Construction Project Permits (issued by the Building Code Official and Zoning Officer) for changes to structures in the Borough, is to:

- Preserve the quality of life and rights of Borough residents and visitors,
- Prevent/resolve "blight" or "nuisance" properties,
- Prevent/resolve dilapidated building and structures,
- Protect property values,
- Protect the safety of the public from potential unsafe/hazardous property(ies).

The following steps will be taken in regard to a property that has been identified:

- We will first try to make verbal contact with the property owner, property representative or the authorized property agent to discuss and create a resolution of the potential violation to avoid any substantial actions.
- If verbal contact is not made the PMCEO will transmit an initial notice letter via registered mail to the property owner of record, property representative or the authorized property agent that

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Telephone (570) 547-1671 Mobile: (570) 850-2633 Email: montgomery.pmceo@gmail.com

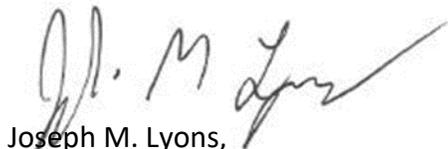
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indicates a complaint has been filed and requests a resolution within 20 days after receipt of the letter.

- If a registered letter is returned unclaimed, the PMCEO or police officer shall place a notice on the property and shall be documented.
- The PMCEO will perform periodic drive-by to ensure actions are being taken during the 20 days.
 - During the 20 days the property owner of record, property representative or the authorized property agent may contact the PMCEO to ask for an extension of the timeline to complete. A plan along with a timeline of completion must be submitted in writing for approval. However, this is at the discretion of the PMCEO to allow an extension.
- If the PMCEO does not hear from the property owner, property representative or the authorized property agent within the 20 days that the resolution has been completed, the PMCEO will perform a site visit on or directly after the 20 days to assess that the resolution has occurred and is completed.
- If a resolution has not been performed, a monetary/fee violation (violation fees/cost will depend on the violation) shall be sent to the property owner, or property representative or the authorized property agent.
 - A violation issued is subject to fees per day and per violation.
 - If violation fees are not paid or a payment plan set-up, the Borough has the right to place monetary liens on the property.
- If a resolution is not completed or extensions granted by the PMCEO within 30 days of the initial timeline given, a summary violation offence shall be issued and be presented to the local District Magistrate Court.

If you have any questions concerning this, or require further assistance, please contact us.

Sincerely,



Joseph M. Lyons,
Property Maintenance/Codes Enforcement Officer

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