

**CITY OF COATESVILLE  
COUNTY OF CHESTER**

**AN ORDINANCE AMENDING THE CODE OF THE CITY OF COATESVILLE, CHESTER COUNTY, CHAPTER 82, BUILDING CONSTRUCTION, BY REPEALING AND REPLACING: §82-21.A, VACANT PREMISES REGISTRATION; REGISTRATION FEE SCHEDULE; §82-21.C, VACANT PREMISES REGISTRATION; REGISTRATION FEE SCHEDULE; AND §82-22, TIME RESTRICTIONS FOR VACANT BUILDINGS, OF THE GENERAL LAWS OF THE CITY OF COATESVILLE, PENNSYLVANIA, AS AMENDED.**

WHEREAS, the City of Coatesville (hereinafter the “City”) is a Home Rule Municipality operating by means of a home rule charter and the laws of the Commonwealth of Pennsylvania; and

WHEREAS, the City desires to amend certain provisions of Part II, General Legislation, Chapter 82, Building Construction, Article IV, Vacant Premises.

**THEREFORE, BE IT HEREBY ENACTED AND ORDAINED** by the City Council of the City of Coatesville, Chester County, Commonwealth of Pennsylvania, that Part II, General Legislation, Chapter 82, Building Construction, Article IV, Vacant Premises of the Code of the City of Coatesville, as amended, shall be amended as follows:

**SECTION 1.** Part II, General Legislation, Article IV, Vacant Premises, §82-21, Vacant premises registration; registration fee schedule, Subsection A, is hereby amended by deleting the subsection in its entirety and replacing it as follows:

The owner or operator of vacant premises shall have primary responsibility to timely register a property as vacant, with the Codes Department but in no event no later than 15 days after being notified by an Enforcement Officer of the requirement to register.

**SECTION 2.** Part II, General Legislation, Article IV, Vacant Premises, §82-21, Vacant premises registration; registration fee schedule, Subsection C, is hereby amended by deleting the subsection in its entirety and replacing it as follows:

Registration shall be required for all vacant premises. In the instance of a vacant premises which is determined to be structurally secure and to have a good roof, and which is properly boarded up in accordance with the requirements of this article and the direction of the Codes Department, the payment of the registration fee shall exonerate the owner, agent or responsible party from responsibility for compliance with any other building code or housing code requirements unless there are violations relating to the property resulting from its deterioration or dilapidated condition and for which the condition of being boarded up does not provide a

practical and safe solution as determined by the Codes Department, circumstances which shall require affirmative action to avoid action by the Codes Department for violations. The owner of the vacant premises shall be responsible for the annual payment of a nonrefundable registration fee as provided in Chapter 108, Fees. Said registration fee shall expire one year (365/366 days) from registration date.

**SECTION 3.** Part II, General Legislation, Article IV, Vacant Premises, §82-22, Time restrictions for vacant buildings, is hereby amended by deleting the section in its entirety and replacing it as follows:

It is the policy of the City of Coatesville that boarding is a temporary solution to prevent unauthorized entry into vacant boarded buildings. A vacant building may not remain boarded longer than one year unless an extension of up to six (6) months is approved by the Codes Department, which such extension shall not be unreasonably withheld. In addition to the Vacancy fee due and payable each year, a penalty shall be applied monthly as provided in section 108, Fees. If at any time the property becomes in a deteriorated or dilapidated condition, regardless of whether or not it is boarded up, the Codes Department shall take such action as it deems necessary, including removing the property from the Vacant Property List, revoking any privileges granted to such properties, and pursuing any and all remedies available at law or in equity to protect the public and enforce the laws and regulations of the City and the Commonwealth.

**SECTION 4.** Any and all provisions of any other ordinance which are inconsistent with the provisions of this ordinance are hereby repealed.

**SECTION 5.** If any part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining parts of this ordinance which shall continue to be fully operative as if the unconstitutional, illegal or invalid part had not been enacted.

**SECTION 6.** This Ordinance shall take effect 30 days after publication following final adoption.

ENACTED AND ORDAINED this 28<sup>th</sup> day of November, 2022.

  
Linda Lavender-Norris, President City Council

ATTEST:

  
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James Logan, City Manager

CERTIFICATION

I HEREBY CERTIFY that the foregoing Ordinance was introduced on the 14<sup>th</sup> day of November, 2022, was duly enacted by the Council of the City of Coatesville, Chester County, Pennsylvania, on the 28<sup>th</sup> day of November, 2022, and that the vote upon the said Ordinance has been recorded in the Minutes of the City Council and that the Ordinance has been fully recorded.