

**TOWNSHIP OF LOWER SOUTHAMPTON
ORDINANCE NO. 617**

AN ORDINANCE OF THE TOWNSHIP OF LOWER SOUTHAMPTON, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, ADOPTING THE 2021 EDITION OF THE *INTERNATIONAL PROPERTY MAINTENANCE CODE* REGULATING AND GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE, AND THE DEMOLITION OF SUCH EXISTING STRUCTURES IN THE TOWNSHIP OF LOWER SOUTHAMPTON; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; REPEALING ORDINANCE NO. 611 OF THE TOWNSHIP OF LOWER SOUTHAMPTON AND ALL OTHER ORDINANCES OR PARTS OF LAWS IN CONFLICT THEREWITH.

WHEREAS, the Township of Lower Southampton is a township of the second class, organized and operating in accordance with the laws of the Commonwealth of Pennsylvania; and

WHEREAS, the Township of Lower Southampton, Bucks County, Pennsylvania, on April 24, 2024, adopted Ordinance 611 adopting the 2021 addition of the Property Maintenance Code for the Township, and

WHEREAS, the Township of Lower Southampton desires to update its Property Maintenance Code in order to protect the health, safety, general welfare, and the property of the inhabitants of the Township of Lower Southampton, Bucks County, Pennsylvania.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY the Board of Supervisors of the Township of Lower Southampton, Bucks County, Pennsylvania, and it is hereby enacted and ordained by authority of the same, as follows:

ARTICLE I: Section 5-103 Amended.

Chapter 5 of the Township Code is amended as follows:

§ 5-103 Property Maintenance Code.

1. Adoption. That a certain document, three copies of which are on file in the office of License and Inspections of Lower Southampton, being marked and designated as the 2021 International Property Maintenance Code as published by the International Code Council, Inc., be and is hereby adopted as the Property Maintenance Code of the Township of

Lower Southampton in the State of Pennsylvania for the control of buildings and structures as herein provided, and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code are hereby referred to, adopted, and made a part hereof as if fully set out in this section, with the additions, insertions, deletions and changes, if any, prescribed in Subsection 2 of this section.

2. Amendments. The following sections are hereby revised as follows:
 - A. Section 101.1: Lower Southampton Township.
 - B. Section 103.1: Lower Southampton Township Zoning Department
 - C. Section 104.1: Fee schedule as may be changed by resolution and adopted by the Board of Supervisors from time to time.
 - D. Section 109.4 Any person, firm or corporation who shall violate any provision of this section, upon conviction thereof in an action brought before a Magisterial District Judge in the manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure, shall be sentenced to pay a fine of not less than \$100 nor more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 90 days. Each day that a violation of this Part continues or each section of this Part which shall be found to have been violated shall constitute a separate offense.
 - E. Section 302.4: Six inches.
 - F. Section 304.14: April 1 to October 30.
 - G. Section 602.3: October 30 to April 30.
 - H. Section 602.4: October 30 to April 30.

ARTICLE II: Repealer.

Ordinance No. 611 of the Code of Lower Southampton Township adopted April 24, 2024 is hereby repealed and replaced with the Sections above. Any and all other Ordinances or parts of Ordinances in violation or in conflict with the terms, conditions, and provisions of this Ordinance are hereby repealed insofar as same are affected by this Ordinance.

ARTICLE III: Severability.

The terms, conditions and provisions of this Ordinance are hereby declared to be severable, and should any portion, part or provision of this Ordinance be found by a court of competent jurisdiction to be invalid, enforceable or unconstitutional, the Board of Supervisors, hereby declares its intent that the Ordinance shall have been enacted without regard to the invalid, enforceable, or unconstitutional portion, part, or provision of this Ordinance.

ARTICLE IV: Effective Date.

Section 1. This Ordinance shall take effect immediately after enactment thereof.

ORDAINED AND ENACTED this 25 day of February, 2026.

TOWNSHIP OF LOWER SOUTHAMPTON

Attest:

Joseph Galdo, Township Manager/Asst. Secretary