

OFFICIAL  
TOWNSHIP OF LEET  
ORDINANCE NO. 2018-01

AN ORDINANCE OF THE TOWNSHIP OF LEET, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA AMENDING THE LEET TOWNSHIP CODE OF ORDINANCES, CHAPTER 27, PART 8, SECTION 803 TO REQUIRE RESIDENTS TO OBTAIN AN OCCUPANCY PERMIT FOR A CHANGE IN OWNERSHIP OF ANY LOT, PARCEL, BUILDING, OR STRUCTURE

WHEREAS, the Township Commissioners of the Township of Leet have heretofore enacted into law the Leet Township Code of Ordinances, Chapter 27, Part 8, § 803 which provides zoning regulations pertaining to the circumstances under which residents must obtain occupancy permits.

WHEREAS, it is the desire of the Commissioners of Leet Township to amend said Code so as to outline additional circumstances under which residents must obtain occupancy permits.

NOW, THEREFORE, be it ORDAINED and ENACTED as follows:

SECTION I

That the Leet Township Code of Ordinances, Chapter 27, Part 8, § 803 is hereby amended so as delete § 803 and in lieu thereof the following shall be substituted:

1. It shall be unlawful to use or occupy or permit the use or occupancy of any building, structure, or lot, or part thereof, which has undergone a change in ownership until an occupancy permit has been issued therefor by the Zoning Officer. It shall further be unlawful to use or occupy or permit the use of occupancy of any building, structure, or lot, or part thereof, hereafter erected, connected, or wholly or partly altered or enlarged in its use or structure until an

occupancy permit has been issued therefor by the Zoning Officer. All occupancy permits under this subsection shall state that the proposed use of the building or land conforms to the requirements of this chapter.

2. Applications for occupancy permits shall be made in writing to the Zoning Officer and shall be issued within five working days after the change in ownership or the erection or alteration has been completed, and the property has been inspected by the Zoning Officer and found to be in compliance with the provisions of this chapter. In case of refusal, the applicant shall be informed of his right to appeal to the Zoning Hearing Board.

3. Application for occupancy permits for a new or changed use of land where no building permit is required shall be made directly to the office of the Zoning Officer, and a copy forwarded to the Township Board of Commissioners. Occupancy permits shall be issued, or written notice stating why an occupancy permit cannot be issued, shall be given to the applicant no later than 10 days after the application has been received by the office of the Zoning Officer.

4. A temporary occupancy permit may be issued by the Zoning Officer for a period not exceeding six months, during alterations, as partial occupancy of a building pending its completion; provided, that such temporary permit may require such conditions and safeguards as will protect the safety of the occupants and the public.

5. Failure to obtain an occupancy permit shall be a violation of this chapter and may be subject to penalties as provided by this chapter.

6. The Zoning Officer shall maintain a record of all occupancy permits and copies shall be furnished upon request to any person, at reasonable cost, having a proprietary or tenancy interest in the building or lot affected.

## SECTION II

That the within Ordinance shall take full force upon passage and approval of same.

ORDAINED and ENACTED this 12th day of March 2018, by the Leet Township  
Board of Commissioners.

ATTEST:

LEET TOWNSHIP

/S/BETSY RENGERS  
BETSY RENGERS, MANAGER

/S/GARY L. BRADEL  
GARY L. BRADEL, CHAIRMAN