

ORDINANCE NO. 277

AN ORDINANCE OF THE BOROUGH OF WEST LEECHBURG, WESTMORELAND COUNTY, PENNSYLVANIA, ESTABLISHING A REQUIREMENT FOR CERTIFICATION OF SANITARY SEWER STATUS PRIOR TO THE SALE OF REAL ESTATE WITHIN THE BOROUGH OF WEST LEECHBURG AND AS A CONDITION FOR THE ISSUANCE OF MUNICIPAL LIEN LETTERS AND PROPERTY TAX VERIFICATION LETTERS.

WHEREAS, the Borough of West Leechburg is desirous of eliminating storm and surface waters from entering into the sanitary sewer system of the Kiski Valley Water Pollution Control Authority; and

WHEREAS, the Borough of West Leechburg is desirous of establishing certain procedures for the issuance of municipal lien and property tax certifications.

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Borough of Council of the Borough of West Leechburg, Westmoreland County, Pennsylvania, and it is hereby ordained by and with the authority of the same:

SECTION I – General.

After the effective date of this Ordinance, it shall be unlawful for any person to sell real estate within the Borough of West Leechburg on which a building or improvement exists, without first delivering unto the purchaser a Document of Certification or Temporary Document of Certification from the proper officers of the Borough of West Leechburg.

SECTION II – Definitions.

a. Person: any person, syndicate, associate, partnership, firm, corporation, institution, agency, Authority, or other entity recognized by law as the subject of rights and duties.

b. Municipal Lien and Property Tax Verification Letter: a written letter from the property official of the Borough of West Leechburg concerning municipal liens and property taxes.

c. Document of Certification: an official statement from the proper officer of the Borough of West Leechburg stating that there are no known illegal storm or surface water connections into the sanitary sewer on the specific property which is being sold.