

HONEY BROOK BOROUGH
CHANGE OF USE AND/OR OCCUPANCY

71 Pequea Avenue, Honey Brook, PA 19344
PHONE (610)-273-2020 FAX (610)-273-1261 Website www.honeybrookborough.net

Please check applicable item(s) and complete sections noted.

Date Submitted: _____

Residential

- Refinance only (complete sections 1, 2, 3, 8)
- Resale (complete sections 1, 2, 3, 4, 8)
- Rental (complete sections 1, 2, 5, 8)

Commercial (including apartments)

- Refinance only (complete sections 1, 2, 3, 8)
- Resale (complete sections 1, 2, 3, 4, 8)
- Rental/Lease/Tenant Change (complete sections 1, 2, 5, 8)
- Change of Use (complete sections 1, 2, 5, 6, 7, 8)

1. PROPERTY INFORMATION:

Tax Parcel Number (TPN): 12 - _____ - _____ - _____ Zoning District: _____

Property Location: _____

Property Owner: _____

Property Owner's Address: _____
(if different than above)

Owner's Phone Number: _____ Fax Number: _____ Email: _____

2. APPLICANT INFORMATION:

Applicant: _____
Business Name/Property Owner Individual Name or Contact Person

Address: _____ City: _____ State: _____ Zip Code: _____

Applicant's Phone Number: _____ 2nd or Alternate Phone Number: _____

Fax Number: _____ E-mail Address: _____

3. PROPERTY CERTIFICATES:

REFINANCING: Does not require the Use & Occupancy Inspection. Please identify the property certificate(s) you are requesting below.

- a) Resale/Rental Inspection: Certificate of Occupancy: Residential Property **\$ 100.00**
 Commercial Property **\$ 150.00** per apt./building

NOTE: Make check payable to "Honey Brook Borough" - Certificate will be sent to the applicant identified in **Section 2.**

b) **Must Contact Water and Sewer Authorities to obtain their Certificates & submit to us, before Use & Occupancy Certificate can be issued**

Sewer Certificate Fee **\$25.00** (Northwestern Chester County Municipal Authority: Eileen Dillow (610) 273-2265)
Water Certificate Fee **\$25.00** (Honey Brook Borough Authority: Mike Shuler (610) 273-7830)

c) Real Estate Tax Certificate **\$10.00**
(Chester County Treasurer, 313 W. Market Street, Suite 3202, P.O. Box 2748, West Chester, PA 19380-0991)

4. RESALE INFORMATION:

New Owner's Name: _____ Settlement Date: _____

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GUIDELINES & HELPFUL INFORMATION

REFINANCING: Refinancing does not require the Use & Occupancy Inspection process. Please be sure to indicate the certificates you are requesting and submit fees as directed at the bottom of Section 3.

FEES: Fees for both residential & commercial applications are established by the Board of Supervisors and can be found in the currently adopted fee schedule.

RULES for REALTY SIGNS: Temporary real estate signs shall not exceed 6 square feet in area, and there shall be no more than one sign placed on the property unless the property contains a corner lot in which case one sign shall be permit for each street frontage. Such signs shall be removed within 5 days after a final settlement or rental agreement has been reached. Off premises signs **shall be permitted by conditional use only.** Any realty signs found in violation of these ordinances will be removed. These signs will be stored at the Borough Building for five (5) days and can be picked up during this time, after which they will be discarded.

CERTIFICATE OF USE & OCCUPANCY IS VALID FOR 3 YEARS OR CHANGE OF OCCUPANT:

Date/time requested for inspections – **48 HOURS NOTICE** in advance is required for inspections.

Please note inspections will be scheduled after the application has been processed by the respective Borough departments.

U & O Inspections for Resale & Rentals must be scheduled through the Code Department by the applicant/seller or the requestor/realtor. Phone (610) 931-3040.

USE & OCCUPANCY INSPECTION: – Provided below is a list of LIFE, HEALTH and SAFETY items the Borough Inspectors look for during Resale or Re-Occupancy Inspections. The purpose of this inspection is to bring the building into compliance with the latest Property Maintenance Code adopted by the Borough. All properties are to be inspected when occupants change to ensure the property remains safe. All newly constructed buildings are issued a Certificate of Occupancy to ensure the building was constructed to comply with the adopted Codes.

The following list is not all inclusive. **Please direct any specific questions to the Code Enforcement department.**

- Smoke detectors are located on every floor, each sleeping area and are in proper working condition.
(battery operated units are ok)
- Address numbers are located, near the front door, on both sides of the mailbox in contrasting colors, and be a minimum of 4" in height.
- Blow down pipes from the pressure relief valve on hot water heaters and boilers.
- GFI protected outlets for all above counter outlets in kitchen/islands. All exterior, garage and unfinished basement outlets. Bathrooms must have at least one outlet and all bath outlets must be GFI.
- Electronic garage door openers must have auto reverse safety switching.
- Dryer vents piping must be UL approved, metallic, maximum 6 foot in length.
- Ensure sump/condensate pumps do not discharge to the sanitary sewer system.
- Public sewer users - inspection of vent and cleanouts for sanitary sewer line.
- Buildings with fossil fuel heating system or an attached garage must have a CO Detector.
- Key-in/Key-out dead bolt locks are not permitted.

Additional items for rental properties

- Five Pound (5lb) ABC Fire Extinguisher.
- As per Borough Ordinance certain property owners are required to file Rental Occupancy Reports **on or before January 31st of each and every year or within 30 days after a new or additional person, natural or corporate, occupies all or a portion of real estate owned, or in control of the landlord.** Please be sure to obtain this form which can be found on the Borough's website with the related Ordinance. Copies are also available at the Borough.*