

**BOROUGH OF SPRINGDALE**

**ORDINANCE NO. 1300**

**AN ORDINANCE OF THE BOROUGH OF SPRINGDALE, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, TO PROHIBIT THE UNLAWFUL POSSESSION OF REAL PROPERTY BY INDIVIDUALS WHO HAVE NO PERMISSION TO HAVE POSSESSION OF SAID PROPERTY.**

**WHEREAS**, Council for the Borough of Springdale is concerned over the growing problem of individuals taking over homes without permission to be there, commonly referred to as squatters; and

**WHEREAS**, Council for the Borough of Springdale has determined that this problem has become increasingly prevalent and poses a significant threat to the stability and security of homeowners; and

**WHEREAS**, Council for the Borough of Springdale finds that squatting to be unlawful and subject to reasonable regulations to safeguard the stability and security of homeowners in an effort to prevent squatters within the Borough.

**NOW THEREFORE, BE IT ORDAINED AND ENACTED** by the Springdale Borough Council, Allegheny County, Pennsylvania, as follows:

**SECTION I. DEFINITIONS**

As used in this Ordinance, the following terms are defined as follows:

**Tenant:** A person who occupies the land or premises of another in subordination to the other's title and with the other's express or implied consent, including but not limited to oral or written leases or acceptance of rent by and owner or their authorized agent.

**Squatter:** A person who occupies land or premises of another who is not, nor has ever been, a tenant on the others land or premises.

**SECTION II. PROHIBITION OF SQUATTERS.**

It shall be unlawful for any squatter to occupy the land or premises of another in Springdale Borough.

**SECTION III. AUTHORIZATION OF POLICE**

- A. The Springdale Borough Police Department is hereby authorized to investigate any complaint of a violation of this Ordinance or upon their own determination that a violation of the terms of this Ordinance.

- B. Upon a showing of probable cause that a violation of this article or any other ordinance of the Borough of Springdale has occurred, the Code Enforcement Officer or police may apply to the Magisterial District Judge having jurisdiction in the Borough of Springdale for a search warrant to enter and inspect the premises.
- C. Any officer of the Springdale Borough Police Department is hereby authorized to arrest any such individual found to be violating any of the provisions of this Ordinance and to remove them from the land or premises.

**SECTION IV. PENALTY**

Any person or owner who violates or permits the violation of this Ordinance shall be guilty of a summary offense, and, upon conviction, shall be sentenced to pay a fine of not less than three hundred (300.00) and not more than one thousand (\$1,000.00) plus the costs of prosecution.

**SECTION V. REPEALER.**

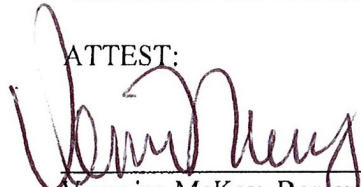
All ordinances or parts thereof which are inconsistent with this Ordinance are hereby repealed to the extent of their inconsistencies.

**SECTION VI. EFFECTIVE DATE.**

This Ordinance shall become effective within immediately following its adoption.

ORDAINED and ENACTED this 20th day of August, 2024.

ATTEST:

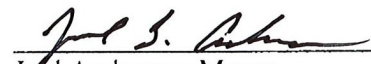
  
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Veronica McKay, Borough Manager

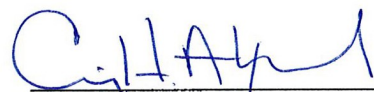
BOROUGH OF SPRINGDALE

  
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Michael Ziencik, Council President

Examined and approved by me this 20th day of August, 2024.

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Joel Anderson, Mayor

  
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Craig H. Alexander, Solicitor