

**LOGANVILLE BOROUGH  
YORK COUNTY, PENNSYLVANIA**

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**ORDINANCE NO. 2025-03**

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**AN ORDINANCE OF LOGANVILLE BOROUGH PROVIDING FOR THE VACATING, REMOVAL, REPAIR, OR DEMOLITION OF ANY STRUCTURES DANGEROUS TO THE HEALTH, SAFETY, AND WELFARE OF THE PEOPLE OF THE BOROUGH, AND SETTING FORTH THE PROCEDURE AND RULES FOR DETERMINING DANGEROUS STRUCTURES.**

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**WHEREAS**, The Council of Loganville Borough (“Borough”) desires to regulate dilapidated, unsafe, dangerous, and abandoned buildings which tend to constitute a public nuisance and/or a fire hazard.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Loganville Borough Council (“Council”), it is hereby ordained and enacted by the authority of the same as follows:

**SECTION 1: Short Title.** This Ordinance shall be known as and may be cited as “The Loganville Borough Dangerous Buildings Ordinance”.

**SECTION 2: Definitions; Declaration of Nuisances.**

**A. Specific Definitions.** As used in this Ordinance, the following terms shall have the meanings indicated:

**I. Dangerous Buildings -**

- i.** Any building, shed, fence, or other man-made structure which is dangerous to the public health because of its condition and which may cause or aid in the spread of disease or injury to the health of its occupants or neighboring structures.
- ii.** Any building, shed, fence, or other man-made structure which, because of faulty construction, age, lack of proper repair or other cause, is especially susceptible to fire and constitutes or creates a fire hazard.

- iii. Any building, shed, fence, or other man-made structure which, by reason of faulty construction or any cause, is prone to cause injury or damage by collapsing or by collapse or fall of any part of such structure.
- iv. Any building, shed, fence, or other man-made structure which, because of its condition or because of lack of doors or windows, is available to and frequented by malefactors or disorderly persons who are not lawful occupants of such structure.

**II. Dangerous Condition:** Any quarry, sinkhole, accumulation of water, accumulation of materials, or other feature of any premises which is dangerous to the public health because of such feature and which may cause or aid in the spread of disease or injury to the building and the occupant(s) of said premises or of neighboring premises or structures.

**B.** Any such dangerous building or dangerous condition within the Borough is hereby declared to be a nuisance.

**SECTION 3: Application.** This Ordinance shall apply uniformly to all persons, business organizations, non-profit organizations, and all other legal entities; and it shall apply uniformly to all property and all property owners within the Borough.

**SECTION 4: Unlawful Acts.** It shall be unlawful to maintain or permit the existence of any dangerous building or dangerous condition in the Borough, and it shall be unlawful for the owner(s), occupant(s), or persons in custody of any dangerous building to maintain the dangerous condition, or permit the same to remain dangerous or to occupy any such building or permit it to be occupied while it is or remains dangerous.

**SECTION 5: Abatement of Nuisance; Notice; Appeals.**

**A.** It shall be reported to the Mayor that any dangerous building or dangerous condition exists within the Borough. The Mayor shall then immediately cause an investigation or examination to be made of such building or condition by the Borough Engineer. If such investigation or examination indicates such building or condition to be dangerous as defined in this Ordinance, the Engineer shall report the same, in writing, to the Mayor specifying the exact manner of such condition and setting forth in such report whether

and in what respect the Borough Engineer considers such building or condition to be dangerous and, if so, whether such building or condition is capable of being properly corrected or whether it should be demolished.

- B.** In the event that the Mayor finds such building or condition to be dangerous as provided in Subsection A, the Mayor shall cause written notice thereof to be served upon the owner(s) of the premises and upon the occupant(s) thereof, if any, by registered mail, return receipt requested, or by personal service. Such notice shall state that the building or condition has been declared to be dangerous and that such danger must be removed or remedied by repairing or altering the building or condition or by demolishing it and that the danger must be remedied within 10 days.
- C.** Anyone receiving notice that a dangerous building or dangerous condition exists upon premises that they own or occupy shall have the right to appeal such decision of the Mayor within 10 days of the service of such notice by filing, through the Borough Secretary, written notice of their appeal upon Council. Upon receipt of said notice, Council shall, within 30 days of said receipt, establish a place, date and time for a hearing to be held on said matter, at which time the appeal shall be heard by the Council.
- D.** If the person or persons receiving the notice as called for in Subsection B above have not complied with or have not taken an appeal from the determination of the Mayor of the finding that a dangerous building or dangerous condition exists within 10 days from the time when this notice is served upon this person by registered mail, return receipt requested or personal service, the Borough, through its employees, may proceed to remedy the condition or to demolish the building.

**SECTION 6: Removal or Rebuilding of Substantially Damaged Buildings.**

- A.** Any frame building or structure within the limits of the Borough which has or may be damaged by fire, decay or other causes to the extent of 50% of its value shall be torn down and removed or rebuilt with new or undamaged material.
- B.** Upon written notice by the Borough Engineer to the effect that such building has been so damaged and is filed with the Borough Secretary, the Secretary shall notify the owner(s) or occupant(s), if any, of the premises of the receipt of such notice.

- C. The Secretary of the Borough shall thereupon cause written notice of this determination to be served upon Council at its next regularly scheduled meeting.
- D. Council shall then appoint a three-person board ("Board") to determine whether or not such building or structure has been damaged to the extent of 50% of its value.
- E. A copy of the notice of the appointment of this Board to determine the damage shall be served upon the owner(s) of the premises by personal service or by registered mail, return receipt requested, at their last known address.
- F. If the finding is verified by the Board, and it determines that the building in question has been damaged to the extent of 50% of its value, it shall be the duty of the owner(s) to tear down and remove the said building within 20 days after the finding of such Board, or to remodel it to comply with the requirements of the Borough. It shall be unlawful to occupy or permit the occupancy of such building(s) after such finding until it is so remodeled.

**SECTION 7: Failure to Comply.** In the event that any owner(s) or occupant(s) shall neglect, fail or refuse to comply with any notice required by this Ordinance within the period of time stated therein, the Borough authorities may remove or correct any such dangerous building or dangerous condition, and the cost thereof, together with any additional penalty authorized by law and may be collected by the Borough from such owner(s) or occupant(s) in the manner authorized by law.

**SECTION 8: Violations & Penalties.** Any person who shall violate the provisions of this Ordinance shall be subject to a civil proceeding before the Magisterial District Justice as provided by the Pennsylvania Rules of Civil Procedure, as may be amended from time to time. Upon a finding of a violation, a fine of not less than \$450 nor more than \$1,000, plus costs of prosecution, including court costs and reasonable attorneys' fees incurred by the Borough to prosecute the violation, shall be imposed. Each day that such violation(s) continues shall be a separate violation of this Ordinance.

**SECTION 9: Repealer.** All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 10: Severability.** If any provision or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such decision shall not affect or impair the validity of any of the remaining provisions or parts of this Ordinance. It is hereby declared as the intent of Council that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid provision or part had not been included herein.

**SECTION 11: Effective Date.** This Ordinance shall take effect immediately upon its enactment.

ENACTED AND ORDAINED this 5<sup>TH</sup> day of SEPTEMBER 2025.

Attest:

LOGANVILLE BOROUGH COUNCIL

Norma Duttera  
Secretary

Wayne Boz  
President

Approved this 11th day of September 2025.

By: [Signature]  
Mayor