

## Chapter 152

### REAL ESTATE SALES

#### ARTICLE I

#### Notification of Streetlighting Assessment

§ 152-2. Notice of streetlighting assessment to purchasers of real estate.

§ 152-1. Purpose.

§ 152-3. Violations and penalties.

[**HISTORY:** Adopted by the Board of Supervisors of the Township of North Middleton as indicated in article histories. Amendments noted where applicable.]

#### GENERAL REFERENCES

Rental property registry — See Ch. 156.

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#### ARTICLE I

#### Notification of Streetlighting Assessment

[Adopted 5-3-1979 as Ch. XIII, Part 3, of the 1979 Code of Ordinances]

§ 152-1. Purpose.

The purpose of this article is to provide for the proper management, care and control of the Township and its finances and the maintenance of good government and welfare of the Township, including the prompt collection of streetlighting assessments.

§ 152-2. Notice of streetlighting assessment to purchasers of real estate.

The sellers of real estate, including but not limited to individuals, partnerships, corporations, as well as agents of individuals, partnerships and corporations, where said agents derive a commission from any resulting sale, shall notify the purchasers of said real estate of existing or pending streetlighting assessments. Said notification shall be in writing and shall apply to improved and unimproved real estate. A copy of said notification shall also be sent to the Tax Collector in whose district the streetlights are located.

§ 152-3. Violations and penalties. <sup>1</sup>

Any person who violates or permits a violation of this article shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township before a Magisterial District Judge, pay a fine of not more than \$600, plus all court costs, including reasonable attorneys' fees, incurred by the Township in the enforcement of this article. No judgment shall be imposed until the date of the determination of the violation by the Magisterial District Judge. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable Rules of Civil Procedure. Each day a

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1. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

violation exists shall constitute a separate offense. Further, the appropriate officers or agents of the Township are hereby authorized to seek equitable relief, including injunction, to enforce compliance herewith.