BARRETT TOWNSHIP
MONROE COUNTY, PENNSYLVANIA

ORDINANCE NO. 2026-[___]

AN ORDINANCE OF BARRETT TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, ADOPTING CHAPTER 378 OF THE BARRETT TOWNSHIP CODE, ENTITLED "PROPERTY, VACANT," CONSISTING OF ARTICLE I, ENTITLED "VACANT COMMERCIAL PROPERTIES," AS SET FORTH IN EXHIBIT A; REQUIRING OWNERS OF VACANT COMMERCIAL PROPERTY TO REGISTER THE PROPERTY, DESIGNATE A LOCAL AGENT, AND KEEP THE PROPERTY SECURE AND MAINTAINED; AUTHORIZING REGISTRATION FEES SET BY RESOLUTION; PROVIDING FOR INSPECTIONS, NOTICE, APPEALS, ENFORCEMENT, AND PENALTIES; AND AMENDING CHAPTER 407 (SIGNS) TO EXEMPT FROM THE SIGN PERMIT REQUIREMENT A SIGN THAT FEDERAL, STATE, OR TOWNSHIP LAW REQUIRES TO BE POSTED.

CERTIFICATION

I certify that the attached Ordinance is a true and correct copy of Ordinance No. 2026-[___] enacted by the Board of Supervisors of the Township of Barrett, County of Monroe, Pennsylvania on the ____ day of _____, 2026.

[TOWNSHIP SEAL]

Janine Sopko, Secretary
Barrett Township
1200 Route 390
Cresco, PA 18326

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WHEREAS, Barrett Township is a township of the second class organized and existing under the Second Class Township Code, 53 P.S. § 65101 et seq.; and

WHEREAS, commercial buildings in the Township that stand vacant for extended periods attract trespass, vandalism, and illegal dumping, create fire and safety hazards, and draw on Township police, fire, and code enforcement resources; and

WHEREAS, the Township often cannot identify or reach a responsible person when a vacant commercial building becomes unsafe; and

WHEREAS, Chapter 375 (Property Maintenance) adopts Section 301 of the International Property Maintenance Code, 2006 edition, which requires vacant structures to be kept secure, but did not adopt the Code's specific building security and door standards in Sections 304.15 and 304.18, and does not contain the specific security standards for vacant commercial buildings that the Board of Supervisors considers necessary; and

WHEREAS, the Board of Supervisors finds that a registration system with a designated local contact, together with basic security and maintenance standards, will allow the Township to identify and correct hazards at vacant commercial property promptly, and that a fee limited to the cost of administering that system is a reasonable means of funding it; and

WHEREAS, the Board of Supervisors has determined that adoption of Chapter 378, Article I, in the form attached as Exhibit A will promote clarity, consistency, and effective administration; and

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WHEREAS, the Board of Supervisors has advertised this Ordinance and has otherwise complied with the notice requirements of Section 1601 of the Second Class Township Code, 53 P.S. § 66601;

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Board of Supervisors of Barrett Township, Monroe County, Pennsylvania, that the Barrett Township Code is amended as follows.

Section 1. Adoption. Chapter 378 of the Barrett Township Code, entitled "Property, Vacant," is adopted. Chapter 378 consists of Article I, entitled "Vacant Commercial Properties," as set forth in Exhibit A, which is attached to and incorporated into this Ordinance.

Section 2. Amendment of Chapter 407 (Signs). Section 407-8A of the Barrett Township Code, entitled "Exempt Signs (Permit Not Required)," is amended by adding the following new paragraph (12) after paragraph (11):

> "(12) a sign that federal or state law, or an ordinance of the Township, requires to be posted, not exceeding the size that law or ordinance allows or, if it states no size, two square feet."
>
> All other provisions of Chapter 407 remain in effect.

Section 3. Codification. The provisions set forth in Exhibit A are incorporated into the Barrett Township Code as Chapter 378, Article I, and the amendment in Section 2 is incorporated into Chapter 407. The Township Secretary is directed to deliver a certified copy of this Ordinance to the Township codifier for insertion into the Code.

Section 4. Repealer. All ordinances or parts of ordinances inconsistent with this Ordinance or with Exhibit A are repealed to the extent of the inconsistency. This Ordinance does not repeal or limit Chapter 375 (Property Maintenance), Chapter 407 (Signs), Chapter 525 (Zoning), or any other Township ordinance governing building construction, nuisances, or property maintenance.

Section 5. Severability. If a court of competent jurisdiction holds any section, subsection, sentence, clause, or provision of this Ordinance or of Exhibit A invalid, the remaining provisions remain in effect. The Board of Supervisors declares that it would have enacted the remaining provisions without the provision held invalid.

Section 6. Effective Date. This Ordinance becomes effective five days after enactment.

[Signatures on Next Page]

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ORDAINED AND ENACTED into an Ordinance at a special meeting of the Board of Supervisors of Barrett Township, Monroe County, Pennsylvania this ____ day of _____, 2026.

ATTEST:

BARRETT TOWNSHIP BOARD OF SUPERVISORS

Janine Sopko Secretary

Grant Hilfiger, Chair

(TOWNSHIP SEAL)

Patti O'Keefe, Vice Chair

William Pipolo, Supervisor

Sean Anlauf, Supervisor

Darryl Speicher, Supervisor

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EXHIBIT A

Chapter 378 – Property, Vacant

Article I – Vacant Commercial Properties

§ 378-1. Title. This Article is known as the "Barrett Township Vacant Commercial Property Registration Ordinance."

§ 378-2. Purpose and Legislative Findings.

1. **Purpose.** This Article identifies vacant commercial property in the Township, requires each owner to name a local contact the Township can reach, and requires each owner to keep vacant commercial property secure and maintained, in order to protect public health, safety, and welfare.

2. **Statutory Authority.** This Article is enacted under the authority of the Second Class Township Code, 53 P.S. § 65101 et seq., including Section 1506, 53 P.S. § 66506, and Article XVII-A, Sections 1701-A through 1705-A, 53 P.S. §§ 66701-A to 66705-A (Building and Housing). Enforcement is under Section 1601(c.1) of the Second Class Township Code, 53 P.S. § 66601(c.1).

3. **Legislative Findings.** The Board of Supervisors finds as follows:

   A. Vacant commercial buildings that are not secured are entered by trespassers, are vandalized, and are used for illegal dumping. These conditions create fire and collapse hazards for neighbors, emergency responders, and the public.

   B. When a vacant commercial building becomes unsafe, the Township often cannot identify a responsible person who is close enough to secure the property promptly. Owners and lenders located outside the region may not respond to mailed notices.

   C. Chapter 375 (Property Maintenance) requires vacant structures to be kept secure, but it did not adopt the building security and door standards of the International Property Maintenance Code. Chapter 375 does not contain the specific security standards for vacant commercial buildings that the Board of Supervisors considers necessary.

   D. Requiring registration, a local contact, and basic security and maintenance standards is a reasonable response to these conditions. The standards in this Article address the condition of vacant commercial buildings and the availability of a

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responsible contact. They do not determine whether a particular land use is permitted under Chapter 525 (Zoning).

These findings reflect the legislative judgment of the Board of Supervisors. They are not findings of fact in any individual enforcement proceeding or appeal.

§ 378-3. Scope; Relationship to Other Ordinances.

1. **Applicability.** This Article applies to every Vacant Commercial Property in the Township, in every zoning district, regardless of the cause of the vacancy. The Owner is responsible for compliance.

2. **Exemptions.** A Commercial Space is exempt from § 378-5 and from subsection 2 of § 378-7 while any of the following applies. The Owner bears the burden of showing that an exemption applies. The standards in § 378-6 continue to apply to an exempt Commercial Space, except paragraph E of subsection 2 of § 378-6.

   A. The Commercial Space is under active construction, renovation, or repair under a valid permit issued under the Pennsylvania Construction Code Act, 35 P.S. § 7210.101 et seq., and work is progressing with reasonable diligence.

   B. The Commercial Space is a seasonal business that was Occupied for its regular operating season during the preceding 12 months, and the Owner intends to reopen it for its next regular season.

   C. The Commercial Space was damaged by fire, storm, or other casualty within the preceding 180 days, and the Owner is actively pursuing repair or an insurance claim. The Enforcement Officer may extend this period in writing for good cause.

3. **Relationship to Zoning.** This Article does not authorize a land use that is not otherwise permitted under Chapter 525 (Zoning). Whether a use is permitted at a specific property is governed by Chapter 525. Registration under this Article is not a zoning approval, permit, or certificate of occupancy, and does not make lawful any use, structure, or condition that is otherwise unlawful. This Article regulates registration, security, maintenance, and responsible-contact requirements for vacant commercial property. It does not determine whether a particular land use is permitted under Chapter 525.

4. **Relationship to Property Maintenance and Construction Codes.** This Article supplements Chapter 375 (Property Maintenance). A condition that violates both this Article and Chapter 375 may be enforced under either one, but the Township will not prosecute the same condition on the same day under both. Any repair, alteration, or demolition performed to comply with this Article must comply with the Pennsylvania Construction Code Act and the Uniform Construction Code, which have primacy under Section 1702-A of the Second Class Township Code, 53 P.S. § 66702-A.

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5. **Relationship to Signs.** Signs on a Vacant Commercial Property remain subject to Chapter 407 (Signs), including the removal requirements for abandoned signs in § 407-6F and for nonconforming signs on vacant property in § 407-15.

6. **Supplemental Nature.** This Article supplements other Township ordinances and does not supersede state law. Compliance with this Article does not excuse compliance with any other Township ordinance or state law.

§ 378-4. Definitions.

1. **Defined Terms.** As used in this Article, the following terms have the meanings set forth below. A term not defined here has its ordinary meaning, or the meaning given in Chapter 525 (Zoning) where that Chapter defines it.

COMMERCIAL SPACE. A building designed for, or last lawfully used for, a business, commercial, office, retail, service, industrial, institutional, or other nonresidential purpose. Where a building contains more than one separately occupiable unit, or contains both dwelling units and nonresidential space, each separately occupiable nonresidential unit is a separate Commercial Space. Commercial Space does not include: (1) a dwelling unit; (2) an accessory building on a lot whose principal building is Occupied; (3) land and buildings used for a normal agricultural operation as defined in 3 P.S. § 952; or (4) property owned by the United States, the Commonwealth, Monroe County, the Township, a school district, or a municipal authority. A lot with no building on it is not a Commercial Space.

ENFORCEMENT OFFICER. The Zoning Officer, who serves as code official under Chapter 375, or another officer the Board of Supervisors appoints by resolution to administer this Article, or that officer's designee.

LOCAL AGENT. An individual 18 years of age or older, or a business entity, that has an office or residence within 25 miles, measured in a straight line, of the Barrett Township Municipal Building, 1200 Route 390, Cresco, Pennsylvania, and that the Owner designates in writing to receive notices under this Article and authorizes to arrange prompt access to the Premises and emergency security or maintenance work. An Owner who meets these requirements may serve as the Owner's own Local Agent.

OCCUPIED. Used on a regular and continuing basis for a business, commercial, institutional, or other nonresidential purpose. Storage of goods, equipment, or materials does not by itself make a Commercial Space Occupied unless the storage is part of an active business conducted on or from the Premises. Temporary or intermittent activity that is not regular and continuing does not interrupt a period of vacancy.

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OWNER. Each person or entity that holds record title to the lot, or condominium unit, that contains the Commercial Space, as shown in the records of the Monroe County Recorder of Deeds, and each mortgagee in possession, court-appointed receiver, or other person or entity that has a legal right to possession of the Commercial Space and actual authority to control its condition. A person acting solely as an employee, contractor, broker, property manager, or Local Agent for an Owner is not an Owner solely because of that relationship. When more than one person or entity is an Owner, each is jointly and severally responsible for compliance, and one registration satisfies § 378-5 for all of them.

PREMISES. A Commercial Space together with the parts of the lot that serve it, including its entrances, exterior walls, doors, windows, roof, parking areas, and grounds. Where any other part of the building or lot is Occupied, the Premises include only the Commercial Space and the exterior doors, windows, and walls that enclose it, and do not include common areas, parking areas, or grounds shared with the Occupied part. Those shared areas remain subject to Chapter 375 (Property Maintenance).

TOWNSHIP. Barrett Township, Monroe County, Pennsylvania.

VACANT COMMERCIAL PROPERTY. A Commercial Space that has not been Occupied for 90 or more consecutive days, together with its Premises.

§ 378-5. Registration.

1. **Registration Required.** The Owner of a Vacant Commercial Property must register it with the Enforcement Officer within 30 days after the Commercial Space becomes a Vacant Commercial Property. If the Enforcement Officer serves the Owner with a written determination under § 378-8 stating that the Commercial Space must be registered, the Owner must register by the deadline in that determination. An Owner may register all Vacant Commercial Property on the same lot in one registration. Only one registration fee is due for a registration that covers more than one Vacant Commercial Property on the same lot.

2. **Registration Form.** The Owner must register on a form the Township provides. The registration must include all of the following.

   A. The name, mailing address, telephone number, and email address of each Owner.

   B. The name, address, 24-hour telephone number, and email address of the Local Agent, and the Local Agent's signed acceptance of the designation. If the Local Agent is a business entity, the registration must also identify an individual contact person authorized to act for the entity, with that person's 24-hour telephone number.

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C. The name and contact information of each mortgagee or lienholder of record known to the Owner.

D. The date the Commercial Space was last Occupied.

E. The current status of the Commercial Space, such as listed for sale or lease, in foreclosure, or held for future use.

F. A brief description of how the Owner will secure and maintain the Premises, including how often the Owner or Local Agent will inspect them.

G. The registration fee established under subsection 2 of § 378-7.

3. **Changes.** The Owner must report any change in the registration information to the Enforcement Officer, in writing, within 14 days after the change.

4. **Term and Renewal.** A registration remains in effect for one year. The Owner must renew it each year for as long as the Commercial Space remains a Vacant Commercial Property. The obligation to register ends when the Commercial Space is Occupied again or no longer meets the definition of Vacant Commercial Property. The Owner must notify the Enforcement Officer in writing within 14 days after that occurs.

5. **Transfer.** When a Vacant Commercial Property is transferred, the new Owner must register within 30 days after the transfer, unless the Commercial Space is Occupied within that time.

6. **Properties Vacant on the Effective Date.** For a Commercial Space that is a Vacant Commercial Property on the effective date of this Article, the Owner must register within 60 days after the effective date.

§ 378-6. Maintenance and Security Standards.

1. **General Requirement.** The Owner of a Vacant Commercial Property must keep the Premises secure and maintained as provided in this Section, whether or not the Commercial Space is registered or exempt from registration.

2. **Standards.** The Owner must do all of the following.

A. Keep all doors, windows, and other openings closed and secured against unauthorized entry.

B. Repair broken windows and doors. Boarding may be used as a temporary measure, subject to these limits.

(1) Boarding may not remain in place more than 90 days unless the Enforcement Officer grants a written extension for good cause.

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(2) Boarding must be cut to fit the opening, securely fastened, and painted or finished in a color consistent with the building exterior.

C. Keep the Premises free of trash, debris, junk, abandoned vehicles, graffiti, stagnant water, and conditions that attract rodents or insects.

D. Keep grass, weeds, and other vegetation, and the building exterior, parking areas, and grounds that are part of the Premises, in compliance with Chapter 375 (Property Maintenance).

E. Post on or inside the main entrance door of the Commercial Space, or in an adjacent window, facing out, a weather-resistant notice not larger than two square feet that states the name and 24-hour telephone number of the Local Agent. A notice that meets this paragraph is a sign required by Township ordinance under § 407-8A(12) and does not require a sign permit.

F. Have the Owner or Local Agent inspect the Premises at least once every 30 days, and correct any condition that violates this Section.

G. Keep a written log of each inspection under paragraph F, stating the date, the name of the person who inspected, and any condition found and corrected. The Owner must keep each entry for two years and must make the log available to the Enforcement Officer within 10 days after a written request.

§ 378-7. Administration.

1. **Enforcement Officer.** The Enforcement Officer administers this Article, receives and reviews registrations, conducts any inspection this Article authorizes, and issues notices of violation.

2. **Fees.** The Board of Supervisors establishes the registration fee by resolution, and may amend it by resolution. The fee will be reasonably related to the Township's cost of administering the registration program and monitoring compliance with this Article, including processing registrations, maintaining records, conducting authorized compliance inspections, issuing notices, and associated staff time. The fee will not include the cost of prosecutions, litigation, abatement work, or unrelated code enforcement. The fee is not refundable if the Commercial Space is Occupied or transferred during the registration year. The fee is charged per registration, as provided in subsection 1 of § 378-5.

3. **Inspections.** The Enforcement Officer may inspect a Vacant Commercial Property under this Article only as follows. This Article does not authorize a periodic or routine inspection of any property without consent.

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A. **Exterior observation.** The Enforcement Officer may observe the Premises from a public road or from any other place where the Enforcement Officer has a lawful right to be.

B. **Consent.** The Enforcement Officer may inspect the interior of a Commercial Space, or areas of the Premises not visible from a public place, with the consent of the Owner or Local Agent. The Enforcement Officer will request consent at least 48 hours in advance and will inspect at a reasonable time.

C. **Warrant.** If consent is refused or cannot be obtained, the Enforcement Officer may apply to a magisterial district judge or other court of competent jurisdiction for a search warrant, subject to all of the following.

(1) The application must be supported by an affidavit that states specific facts showing individualized probable cause to believe that a violation of this Article exists on the Premises. Refusal of consent, the passage of time, or the fact that a Commercial Space is vacant is not, by itself, probable cause.

(2) The application must describe with particularity the areas to be inspected and the conditions to be examined.

(3) The application and execution of the warrant must comply with applicable constitutional requirements and with any procedures or limitations the issuing court imposes.

D. **Emergency.** The Township may enter without consent or a warrant when an emergency presents an immediate threat to life, health, or property, as permitted by law.

Refusing consent to an inspection is not a violation of this Article. Registration is not conditioned on consent to an inspection.

4. **Public Records.** Records submitted under this Article will be handled in accordance with the Right-to-Know Law, 65 P.S. § 67.101 et seq. The Township may assert any exemption that law provides, including the exemption for records whose disclosure would create a reasonable likelihood of endangering the physical security of a building. Nothing in this Article requires the Township to disclose or withhold a record contrary to that law.

§ 378-8. Notice of Violation; Service.

1. **Notice of Violation.** Before starting any enforcement proceeding, the Enforcement Officer will give written notice of a violation. The notice will include all of the following that apply.

A. The address and tax parcel number of the lot, and identification of the Commercial Space.

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B. Each provision of this Article the Enforcement Officer believes has been violated, and the facts supporting that belief.

C. The corrective action required.

D. The time within which the corrective action must be completed, which will be at least 30 days after service for a failure to register and at least 15 days after service for any other violation. The Enforcement Officer may set a shorter reasonable time for a condition that presents an immediate threat to health or safety.

E. If the notice includes a determination appealable under § 378-9, the Owner's right to appeal that determination and the deadline for filing an appeal.

F. If the notice charges a failure to secure the Premises, a statement that the Township may secure the Premises and recover its costs under subsection 6 of § 378-10 if the Owner does not do so by the deadline.

2. **Service.** The Enforcement Officer will serve the notice by personal delivery to an Owner or the Local Agent, or by first-class mail and certified mail, return receipt requested, addressed to each Owner at the address in the registration or, if none, the address in the Monroe County assessment records, and to the Local Agent if one has been designated. The Enforcement Officer will also post a copy of the notice on the Premises. Service by mail is complete on the date of mailing. Refusal or failure to claim certified mail does not defeat service if the first-class mailing is not returned.

3. **Written Determinations.** The Enforcement Officer will serve each written determination appealable under § 378-9 in the same manner as a notice of violation. A determination may be included in a notice of violation or served separately. A determination that a Commercial Space is a Vacant Commercial Property will state the date the Enforcement Officer concludes the Commercial Space ceased to be Occupied, the facts supporting that date, the date the 90-day period ended, and the registration deadline. If a notice charges a violation of § 378-6 and the Owner has not previously been served with that determination, the notice will include it.

§ 378-9. Appeals.

1. **Appealable Determinations.** An Owner aggrieved by any of the following written determinations of the Enforcement Officer may appeal to the Board of Supervisors. The appeal must be in writing, state the reasons for the appeal, include any supporting documents, and be filed with the Township Secretary within 30 days after service of the determination.

A. A determination that a Commercial Space is a Vacant Commercial Property or must be registered.

B. A determination that an exemption under subsection 2 of § 378-3 does not apply.

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C. The denial of an extension under paragraph C of subsection 2 of § 378-3 or paragraph B of subsection 2 of § 378-6.

D. The rejection of a registration or of a Local Agent designation, or a determination of the fee due.

E. A request to produce an inspection log under paragraph G of subsection 2 of § 378-6.

A notice charging a failure to comply with § 378-6 is not appealable under this Section. The Owner may contest that charge in any proceeding brought under § 378-10.

2. **Hearing.** The Board of Supervisors will hold a hearing within 45 days after the appeal is filed, unless the Owner agrees to a later date. The hearing will be conducted under the Local Agency Law, 2 Pa.C.S. §§ 551 to 555, and the following procedures apply.

   A. The Township will give the Owner written notice of the date, time, and place of the hearing at least 10 days before the hearing.

   B. The Owner may be represented by counsel, present evidence and testimony, and examine and cross-examine witnesses.

   C. The testimony will be stenographically recorded and a full and complete record of the proceedings will be kept. A transcript will be made available to any party upon request and payment of the reasonable cost.

   D. From the date the appeal is filed until the Board of Supervisors issues its decision, members of the Board will not receive communications about the appeal from any party outside the hearing.

3. **Separation of Functions.** A person who acts as advocate for the Township or the Enforcement Officer in an appeal may not advise the Board of Supervisors concerning that appeal. If the Township Solicitor presents the Enforcement Officer's position, the Board will be advised by separate counsel.

4. **Decision.** The Board of Supervisors will issue a written decision, with findings and reasons, within 45 days after the close of the hearing, and will serve the decision on the Owner.

5. **Stay.** A timely appeal stays prosecution of any violation that depends on the determination appealed, and stays the obligation to produce an inspection log, until the determination becomes final. A determination becomes final when the time to appeal to the Board of Supervisors or to the Court of Common Pleas expires without an appeal, or when all appeals are finally decided. An appeal does not suspend the Owner's obligation to maintain and secure the Premises under § 378-6, but the Township may

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not prosecute an alleged violation of § 378-6 while a timely appeal of a determination necessary to establish that violation remains pending.

6. **Further Appeal.** An Owner aggrieved by the decision of the Board of Supervisors may appeal to the Court of Common Pleas of Monroe County within 30 days after service of the decision, as provided in 2 Pa.C.S. §§ 751 to 754 and 42 Pa.C.S. § 5571(b).

§ 378-10. Violations and Penalties.

1. **Violations.** Each of the following is a violation of this Article.

   A. Failing to register or renew a registration as required by § 378-5.

   B. Knowingly providing materially false information in a registration, renewal, or report of change.

   C. Failing to report a change as required by § 378-5.

   D. Failing to comply with § 378-6.

2. **Penalty.** A person who violates this Article commits a summary offense. Upon conviction, the person is subject to the costs of prosecution and to a fine as follows.

   A. $300, if the person has no prior conviction under this Article.

   B. $600, if the person has one prior conviction under this Article.

   C. $1,000, if the person has two or more prior convictions under this Article.

   A conviction counts as a prior conviction only if it was entered before the date of the offense for which the fine is imposed. A person who does not pay the fine and costs within a reasonable time is subject to imprisonment for not more than 30 days. The Township will enforce this Article by an action brought before a magisterial district judge in the same manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure, as required by Section 1601(c.1)(2) of the Second Class Township Code, 53 P.S. § 66601(c.1)(2).

3. **Continuing Violations.** Each day a violation continues after the compliance deadline in the notice of violation is a separate offense, as permitted by Section 1601(c.1)(5) of the Second Class Township Code, 53 P.S. § 66601(c.1)(5).

4. **Conditions for Prosecution.** The Township will not begin a proceeding under subsection 2 of this Section until the notice of violation has been served under § 378-8 and the compliance deadline has passed. For a violation that depends on a determination appealable under § 378-9, the Township also will not begin a proceeding while a stay under subsection 5 of § 378-9 is in effect.

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5. **Unpaid Fees.** The Township may recover unpaid registration fees in a civil action, together with costs as allowed by law.

6. **Township Correction of Hazards.** If the Owner fails to secure the Premises by the compliance deadline in a notice of violation that contains the statement required by paragraph F of subsection 1 of § 378-8, and no appeal of a determination that the Commercial Space is a Vacant Commercial Property is pending before the Board of Supervisors, the Township may secure the exterior openings of the Premises, or have them secured, and may recover its reasonable costs from the Owner. To the extent authorized by the Municipal Claims and Tax Liens Act, 53 P.S. § 7101 et seq., or other law, the Township may file those costs as a municipal claim against the property. This subsection does not authorize entry into the interior of a building without consent or a warrant. Emergency measures under Sections 108 and 109 of the Property Maintenance Code, as adopted by Chapter 375, are governed by Chapter 375 and are not limited by this subsection.

7. **Other Remedies.** The remedies in this Article are cumulative. The Township may also seek equitable relief, including an injunction, under Sections 1601(c.1)(4) and 1704-A(c) of the Second Class Township Code, 53 P.S. §§ 66601(c.1)(4) and 66704-A(c); may ask a court to declare a property maintained in violation of this Article a public nuisance under Section 1703-A, 53 P.S. § 66703-A; and may pursue any other remedy available at law, including remedies under the Neighborhood Blight Reclamation and Revitalization Act, 53 Pa.C.S. § 6101 et seq.

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