

**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2025-647

PROPERTY MAINTENANCE AND FIRE CODE

AN ORDINANCE OF THE TOWNSHIP OF PATTON, CENTRE COUNTY, PENNSYLVANIA, MODIFYING THE CENTRE REGION RENTAL HOUSING & BUILDING SAFETY CODE, 2023 EDITION, AS AMENDED, TO BE KNOWN AS CHAPTER 127 (PROPERTY MAINTENANCE AND FIRE CODE).

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Patton Township, Centre County, Pennsylvania, and it is hereby enacted and ordained by authority of the same as follows:

SECTION 1. Intent and Purpose. It is the intent and purpose of this ordinance to adopt a modern property maintenance code, which will prescribe effective standards and minimum requirements for buildings and premises in the Municipality. This code is designed to cover every facet of housing and property maintenance in order to insure that persons in or visiting the Municipality are provided with a safe and sanitary environment.

SECTION 2. Amendments, Deletions, Alterations.

The following sections of Chapter 2 Definitions, of the Centre Region Rental Housing & Building Safety Code, 2023 edition, as amended, are modified as follows:

§202. General

RESIDENTIAL RENTAL PROPERTY. Any building, or portion thereof which is offered for rent or lease as a living facility for XX or more consecutive days. This definition shall not include mobile homes, hotels, motels, dormitories, *tourist homes*, and *bed-and-breakfast* establishments.

Note: for the definition of a residential rental property, XX is defined as the following in the respective Municipality:

- 1 – Borough of Bellefonte
- 1 – College Township
- 1 – Ferguson Township
- X – Halfmoon Township
- 30 – Harris Township
- 1 – Patton Township
- 1 – Borough of State College

The following sections of Chapter 8 Rental Housing Permits, of the Centre Region Rental Housing & Building Safety Code, 2023 edition, as amended, are modified as follows:

§802. Housing Permit

802.1 Permit required. No person, firm, or corporation shall operate or rent to another, or provide for residential occupancy for XX or more consecutive days, any *dwelling unit* or rooming unit until a housing permit has been issued by the *Code Official*.

Tourist Homes and Bed and Breakfasts are required to obtain a rental housing permit in accordance with this section prior to occupancy regardless of duration of stay unless originally permitted as a *Use Group R1* under the *Uniform Construction Code of Pennsylvania* or its predecessor codes at the time of construction or change of *occupancy*. These structures shall obtain a fire safety program license in accordance with Chapter 7 of this code.

Note: for Section 802, XX is defined as the following in the respective Municipality:

- 1 – Borough of Bellefonte
- 1 – College Township
- 1 – Ferguson Township
- X – Halfmoon Township
- 30 – Harris Township
- 1 – Patton Township
- 1 – Borough of State College

Exceptions: When as part of a property sales agreement, the owner of an owner-occupied single-family residential property negotiates a post-settlement agreement to stay in the property after the transfer of ownership to the purchaser, for a maximum of 180 days, the property is not required to have a rental housing permit.

§806.11. Offences

806.11.1 Refuse. Refers to Garbage, Refuse, and municipal solid waste regulations pursuant to Chapter 295 Solid Waste, Patton Township's Codification of Ordinances, as amended.

806.11.2 Property maintenance (interior and exterior). Refers to regulations for the maintenance of residential property as generally enforced by the Centre Region Code Administration, pursuant to this code with the exception of Chapter 9 (Fire Code) as adopted by Chapter 270, Patton Township's Codification of Ordinances.

806.11.3 Sidewalk obstruction. Refers to regulations for clearing snow, ice, and other obstructions from sidewalks pursuant to Chapter 320, Patton Township's Codification of Ordinances as amended.

806.11.4 Noise. Refers to the enforcement of the Noise Control Ordinance, Chapter 219, Patton Township's Codification of Ordinances, as amended.

806.11.5 Vegetation. Refers to enforcement of grass and weeds pursuant to Chapter 148, Patton Township's Codification of Ordinances, as amended.

806.11.9 Dogs. Refers to enforcement of dog offenses pursuant to Chapter 139, Patton Township's Codification of Ordinances. Including PA Dog Laws, Title III, 459-305 & 459 -502, as amended.

806.11.10 Fire Code. Refers to regulations for the prevention of fires at rental properties as adopted in Chapter 9 (Fire Code) of this code as adopted by Chapter 27, Patton Township's Codification of Ordinances.


SECTION 3. Effective Date. The effective date of this ordinance shall be June 1, 2025.

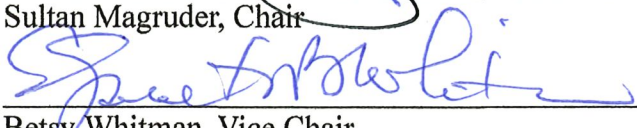
SECTION 4. Severability Clause. Nothing in this ordinance or Chapter or in the *Centre Region Rental Housing & Building Safety Code, 2023 edition* hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed, as cited in Section 2 of this ordinance, nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this ordinance.


SECTION 5: In all other respects the Code of Patton Township remains in full force and effect, and is not in any way affected or modified by this amendment.

ENACTED AND ORDAINED as an ordinance by the Township of Patton this the 7th day of May, 2025.

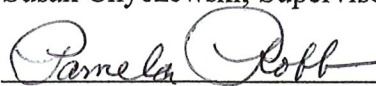
PATTON TOWNSHIP BOARD OF SUPERVISORS


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ATTEST:


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