

DISRUPTIVE CONDUCT

Disruptive conduct shall be defined as any form of conduct, action, incident or behavior that is perpetrated, caused or permitted by any occupant or visitor of a dwelling and/or commercial property located within the Township of White that disturbs other persons peaceful enjoyment or safety of their premises or constitutes a criminal activity within the township and that a report is made to the police complaining of such action as described above. It is not necessary that such conduct, action, incident, behavior or criminal activity result in criminal charges being filed against any person in order for a person to have caused or permitted disruptive conduct as defined herein. It is necessary that police investigate and make a determination that such action resulted in disruptive conduct and make a record of such occurrence.

Definitions:

Dwelling

A building and/or mobile home having one or more dwelling units.

Dwelling Unit

A group of rooms within a dwelling forming a single unit and providing for one or more persons provisions for living, sleeping, eating, cooking and sanitation.

Commercial Property

A building that provides products and/or services to the general public.

Peaceful Enjoyment / Safety

The occupant and/or visitor shall conduct themselves in a manner that will not disturb the peaceful enjoyment or safety of persons occupying the same and/or adjacent or nearby dwellings. This includes disturbing actions such as loud, untimely, offensive, riotous or criminal.

Police

The police department of Patterson Township or any other officer of any other law enforcement agency having jurisdiction in the Township of White.

Owner's Responsibility:

Every owner shall be responsible for regulating the conduct and activity of the occupants and/or visitors for lawful use and maintenance of the property they own.

It shall be the responsibility of every owner to keep and maintain all dwelling and commercial properties in compliance within the terms of this ordinance as well as all other applicable state laws and regulations and to keep such properties within the Township of White in good and safe condition. The owner shall maintain all properties within the requirements of codes of the Township of White.

This does not in any way diminish or relieve the responsibility of the occupant and/or visitor for their conduct, activity, behavior and/or criminal actions. It also does not transfer over to any owner liability which occupants and/or visitors may have as a result of their conduct, activity, behavior and/or criminal actions.

Occupant/Visitor Responsibility:

Every occupant and/or visitor shall comply with all obligations of this ordinance as well as all applicable codes and ordinances of the Township of White and provisions of state law.

Peaceful enjoyment. The occupant and/or visitor of a dwelling and/or commercial property shall conduct themselves in a manner that will not disturb the peaceful enjoyment and/or safety of the premises by others and that will not disturb the peaceful enjoyment and/or safety of adjacent or nearby dwellings or commercial properties.

Illegal activities. The occupant and/or visitor shall not engage in any conduct declared illegal under the Pennsylvania Criminal Codes, Liquor Codes and/or Controlled Substance, Drug, Device and Cosmetic Code.

Fines:

When police investigate an alleged incident of disruptive conduct as described within this ordinance, the officer shall complete a record of the reported incident and use his or her judgement if this incident falls within the guidelines of disruptive conduct as outlined herein. A copy of the completed report shall be mailed to the Township of White Code Enforcement Officer and the Board of Supervisors of the Township of White. The Code Enforcement Officer shall mail a copy of the report to the property owner within 3 working days of receiving the report. The property owner shall respond in writing to the Code Enforcement Officer of the Township of White within 7 business days after receiving the report what actions have or will be taken in response to the report. No fine will be imposed with the first occurrence as long as the timeline is followed.

If a second occurrence is reported and recorded by the police at the same dwelling(s) and/or commercial property within a six month period a fine of \$500 (five hundred dollars) will be imposed on the property owner by the Code Enforcement Officer of the Township of White.

If a third or more occurrences are reported and recorded by the police at the same dwelling(s) and/or commercial property within a 12 month period a fine of \$1,000 (one thousand dollars) will be imposed on the property owner for each additional occurrence by the Code Enforcement Officer of the Township of White.

It will also be expected of the property owners that if these occurrences are continuing at a rental dwelling that the owner will take appropriate steps required by law to evict the tenant.

The Board of Supervisors, Township of White

Ray Evans Jr 1-4-16
Ray Evans, Jr Date

Susan DeMeio
Susan DeMeio Date

Thomas Bozic
Thomas Bozic Date

