

SUMMARY OF VACANT PROPERTY REGISTRATION REQUIREMENTS

WHO IS REQUIRED TO REGISTER?

Abington Township requires the owner of any non-residential building that has been vacant for more than 45 consecutive days to file a Registration Statement with the Fire & Code Services Department.

- Registration is required for all non-residential vacant buildings, whether vacant and secure, vacant and open, or vacant and boarded.
- A building is vacant if no person or persons:
 - actually, currently conducts a lawfully licensed business; or
 - lawfully resides or lives in any part of the building as the legal or equitable owner(s) or tenant-occupant(s) or owner-occupants, or tenants on a permanent no-transient basis.
- Properties or buildings that can accommodate more than one use shall not be considered vacant if 60% or the available square footage of the building is occupied.
- One registration statement may be filed to include all vacant buildings of the owner.
- Each registration statement shall be valid for a period of one year from the date the property is registered.
- If the property remains vacant upon the expiration of the registration statement, the owner of the building shall be required to submit a new registration statement to the Fire & Code Services Department.

WHAT ARE THE REGISTRATION FEES?

The following non-refundable fees are required by Abington Township regardless of whether the owner voluntarily registers the property or the vacancy is discovered by the Township.

- No registration fee for any registration filed within 45 days of the property first becoming vacant;
- \$500.00 for any building registered more than 45 days after first becoming vacant;
- \$1,000.00 for any building that has been vacant for at least 6 months;
- \$1,500.00 for any building that has been vacant for at least 1 year; and
- \$500.00 for each successive 6 month period a building remains vacant.

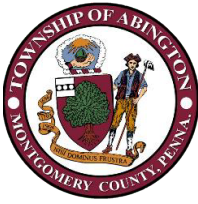
CAN I APPLY FOR A WAIVER OF THE REGISTRATION FEE?

Upon written application of the owner and subsequent approval by the Board of Commissioners, a waiver of the \$500.00 registration fee referenced above may be granted.

- The waiver shall automatically expire 6 months from the date the property first becomes vacant.
- It is the obligation of the owner to submit a complete application.
- In addition to the application, it is recommended that the owner submit any available photos, plot plan, layout plan, price, and agent information with the Application for Registration Fee Waiver to demonstrate the active marketing of the property.

WHERE CAN I FIND ADDITIONAL INFORMATION?

For additional information regarding registration of non-residential vacant properties in Abington



TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA

Township, please visit the Abington Township Website:

- Vacant Property - Registration Form:
 - <http://www.abington.org/home/showdocument?id=13631>
- Vacant Property - Application for Registration Fee Waiver:
 - <http://www.abington.org/home/showdocument?id=13629>
- Ordinance 2097 Real Estate Registry - Vacant Properties:
 - <http://www.abington.org/home/showdocument?id=13635>