



EAST NORRITON TOWNSHIP

2501 Stanbridge Street, East Norriton, Pennsylvania 19401

Phone: 610-275-2800 Fax: 610-277-1879

<http://www.eastnorritontwp.org/safety.html#permits>

HOME BUYER'S NOTICE

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Welcome to the Township of East Norriton. The Board of Supervisors and township staff welcome you to the Township and we hope that your home buying experience will be a pleasant one.

In order to caution you about issues that the Township has had in the past with new construction, we have required your builder to have you execute this form.

Prior to approving the Subdivision in which your home is located, the Board of Supervisors of East Norriton Township, pursuant to the Second Class Township Code and the Municipalities Planning Code, have required that your builder escrow funds of money to insure the proper completion of the public improvements involved in your development. Among other things, these public improvements include streets, sidewalks, curbs, sanitary sewer system, storm drainage system (including detention basins, if applicable), street signs and street lights. Included in the storm drainage system is the proper grading of your individual lot along with your driveway. Those escrowed funds are to insure that if for any reason your builder does not complete the aforementioned public improvements, that the Township will have the funds to complete them.

Also, your builder was required to obtain a building permit from the Township of East Norriton, and that building permit fee provides for inspection by Township designated officials to insure that your home is built in accordance with the Township Building Code. You should be aware that the Building Code does not address cosmetic or incomplete minor items. Rather, the Building Code provides for the basic structural soundness of your house.

With respect to the grading that was mentioned before, you should be aware that the grading happens in two basic phases. Your lot is at least rough graded at the time that you occupy your home and subsequent to that time when the builder is getting ready to dedicate all of the various improvements to the Township of East Norriton, the final grading will be done which could be done long after you have moved into your home. The builder will require access to your property in order to complete this grading. The builder, of course, will be responsible for reseeding anything that is disturbed.

The main point of this notice is to advise you of two critical facts. The first fact is that the Township of East Norriton has provisions in its ordinances which require that a Use and Occupancy permit must be obtained prior to any occupancy of the house. You may decide to buy your lot first and then have a home built on it. Some people have the builder do some of the work and they finish the home themselves. In any event, no occupancy may be had prior to the issuance of the Use and Occupancy permit by the Township. You should, therefore, make sure that your home is ready to be occupied before you plan settlement. If you have already sold your prior house or your lease is about to expire, make sure that your home is ready. You should be aware that if you move into your new home without having a Use and Occupancy Permit, you and/or the seller will be subject to a \$300 per day fine by the Township. This fine would be imposed for your own safety because a house without a Use and Occupancy Permit is a house that should not be occupied by anyone.

The second point which we want to bring to your attention is that the Township cannot legally assist you in any fashion with respect to claims against your builder for items that are incomplete or completed improperly other than the public improvements. If you feel that you have a problem that you cannot resolve with your individual builder, you should seek your own legal counsel to handle those matters.

In addition to the other items, the Township asks that you keep in mind that you are purchasing and moving into a dwelling unit which is part of a project with ongoing construction. As such, you may experience some inconveniences due to construction noise, dust, debris, construction materials, equipment and vehicles, as well as possible storm water and erosion problems until construction on the project is complete. The Township brings this to your attention since it is inevitable that some of these issues will arise during construction. If any of these issues rise to the level of violation of Township regulations, our Code Enforcement Office will take all appropriate steps to control the problem. However, we ask your indulgence and patience in dealing with these typical new construction issues.

New properties in the Township may be subject to deed restrictions and new homeowners may be required to join a homeowner’s association. It is very important that you read and understand these documents prior to purchasing your home since these documents may restrict what you can do on your property and may obligate you to perform certain functions with respect to maintenance, repair and replacement, such as maintaining a storm water basin. The Township cannot enforce or revise any deed restrictions or homeowner’s association agreements unless the Township is a party to the document and /or has been given enforcement powers pursuant to the agreement.

The subject property (is/is not) subject to deed restrictions, limitations and easements and other restrictions which affect development of the lots. If the property is subject to any deed restrictions, limitations, easement or other restrictions, a copy of the document imposing the restrictions has been provided. The location of the easements through the development and the terms and uses of the easements have been described and explained to me/us.

Membership in a homeowner’s association (is/is not) required. A copy of the homeowner’s association or condominium documents, including the Declaration has been provided and I/we have reviewed all such documents.

This form must be executed by all buyers and returned to the Township of East Norriton prior to the issuance of a Use and Occupancy Permit.

East Norriton Township Board of Supervisors – Helmuth J.H. Baerwald, Township Manager

Lot # _____ Street Address _____

The undersigned acknowledge(s) receipt of a copy of this form.

_____	_____	_____
Buyer’s Signature	Date	Print Name
_____	_____	_____
Buyer’s Signature	Date	Print Name
_____	_____	_____
Witness Signature	Date	Print Name