

**HOWE TOWNSHIP, FOREST COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 05-3**

**AN ORDINANCE AMENDING ORDINANCE NO. 85-1 KNOWN AS BUILDING PERMIT ORDINANCE**

An Ordinance amending Ordinance No. 85-1 of Howe Township, Forest County, Pennsylvania, prescribing building permit issuance, regulation and control.

The Board of Supervisors of Howe Township, Forest County, Pennsylvania, hereby **ORDAINS and ENACTS** as follows:

**ARTICLE I**

Section 2.06 of Howe Township Ordinance No. 85-1 is amended by deleting the existing text and replacing it with the following text:

Work on the proposed construction and/or development shall begin within six (6) months and shall be completed within (12) months after the date of issuance of the building permit. If either of those time frames are not met the building permit shall expire unless a time extension is granted by the Code Enforcement Officer. Construction and/or development shall be considered to have started with the preparation of land, land clearing, grading, filling, excavation for basement, footings, piers, or foundations, erection of temporary forms, the installation of sewer, gas and water pipes, or electrical or other service lines from the street.

**ARTICLE II**

Section 2.06 of Howe Township Ordinance No. 85-1 is amended by adding the following text:

Time extensions shall be granted only if a written request is submitted by the applicant, which sets forth sufficient and reasonable cause for the Code Enforcement Officer to approve such a request. Reasonable cause shall generally mean factors beyond the applicant's control such as unavailability of materials, poor weather and the like.

Requests for a building permit extension shall be accompanied by a  
--\$20 fee if the building permit extension is submitted at the Howe  
Township Municipal Building.  
--\$25 fee if the building permit extension is submitted via the mail,  
and a,  
--\$50 fee if the person or entity undertaking the building or construction  
causes the building or construction to continue without an extension.  
The payment of any fee under this Section 2.06 will not guarantee the  
issuance of a time extension.  
All fees shall be payable to Howe Township.

This Ordinance shall become effective five (5) days after the date of its adoption and  
enactment by the Board of Supervisors.

**ORDAINED AND ENACTED** this 10th day of August, 2005.

**HOWE TOWNSHIP SUPERVISORS**

**ATTEST: (SEAL)**

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