

Inspection, Security, and Maintenance Requirements of Foreclosure Properties

In accordance with §26-104 through §26-106 of the Borough of Myerstown Code of Ordinances (Code), any abandoned, vacant, and/or foreclosure properties in the Borough that have been registered in accordance with §26-104 of the Code must adhere to the following inspection, maintenance requirements:

Inspection Requirements

- Upon the filing of a mortgage foreclosure action, the lender must perform an inspection of the property to determine vacancy or occupancy.
- Occupied properties must be inspected monthly to verify continued occupancy. If the property becomes vacant or shows evidence of vacancy at an inspection, the lender must, within 10 days of that inspection, update the property registration to a vacancy status by submitting a new form.
- Lenders unable or unwilling to perform inspections and maintenance must contract with a property management company to perform the work necessary to bring the property into compliance with Borough Ordinances, and the property manager must perform regular inspections, at intervals to be determined by the Borough, to verify compliance with the requirements of the Code and any other applicable laws.

Security Requirements

- The property must be maintained in a secure manner so as not to be accessible to unauthorized persons. “A secure manner” includes but is not limited to the closure and locking of windows, doors, gates, and other openings of such size that may allow a child to access the interior of the property or structure.
- Broken windows shall be secured by reglazing of the window.

Maintenance Requirements

- The property must be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices (except those required by federal, state, or local law), abandoned vehicles, portable storage devices, and discarded personal items including, but not limited to, furniture, clothing, large and small appliances, printed material, or any other items that give the appearance that the property is abandoned.
- The property must be maintained free of graffiti or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior structure.
- The property’s front, side, and rear yards, including landscaping, must be maintained in accordance with the Borough’s Ordinances, including, but not limited to, the Borough’s Property Maintenance Code.
- The property’s yard maintenance shall include, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf/sod designed specifically for residential installation.

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- Snow shall be removed from the property's sidewalks in accordance with Borough Ordinances.
- Property maintenance shall include, but not be limited to, watering, irrigation, cutting and mowing of required ground cover or landscape, and removal of all trimmings.
- Pools and spas on the property shall be maintained so the water remains free and clear of pollutants and debris and shall comply with the regulations set forth in the Borough's Ordinances.

