



PROPERTY INVESTORS BE FOREWARNED.....

- Charleroi is cracking down on code violations especially those on abandoned properties.*
- Be advised that every measure will be taken from liens on the property to any criminal proceedings allowed by local and state law!*
- A new code ticketing ordinance is being passed (Jan. 2016)that will allow for immediate ticketing and fines of general maintenance items like grass and garbage, without warning.*
- A new Vacant Property Ordinance is being considered (Jan. 2016) that will add an additional assessment to properties that remain vacant more than one year after sale or foreclosure.*
- A rental ordinance is in place and requires inspections, local property manager and annual licenses.*
- YOU MUST RECEIVE A LOCAL LIEN LETTER UPON PURCHASING PROPERTY TO BE CERTAIN YOU WILL NOT BE RESPONSIBLE FOR PRIOR OWNERS BILLS. THESE LIENS ARE ONLY ON FILE WITH THE BOROUGH AND NOT AT THE COUNTY.*
- Out of town investors who are not familiar with a property should contact our code enforcement office for a condition report of past violations and current condition.*
- We will be glad to verify the photo you were provided vs. what the actual site looks like.*
- Many properties being sold at the county web site or by out of town private realtors are not as they appear! YOU WILL NOT FLIP A HOUSE AS FAST AS YOU MAY HAVE BEEN TOLD.**
- MOST PROPERTIES IN CHARLEROI WILL COST OVER \$2,500 A YEAR TO CUT GRASS, PAY TAXES AND STORM WATER CHARGES EVEN IF VACANT.**

CALL US BEFORE YOU BUY! 724-483-6011.

You have been given notice. Buyer beware!