



November 27, 2017

Radnor Township
Attn: Robert Zienkowski, Township Manager
301 Iven Avenue
Wayne, PA 19087-5297

Dear Mr. Zienkowski:

I am writing to provide input regarding Radnor Township's draft Ordinance 2017-11 relating to amendments of Chapter 142, Certificates of Occupancy and Chapter 235, Sewers. Specifically, I am writing to urge Radnor to avoid the implementation of an ordinance that mandates sewer lateral inspections and repairs as a condition of real estate sales.

While we understand the need for inspecting drains to ensure that there are not illegal connections and sewer laterals for possible signs of inflow and infiltration, to inspect and require repairs solely at the resale of a property will simply delay addressing the overall issue. Rather than point-of-sale inspections, we encourage the township to take a more holistic approach toward these inspections. Perhaps the most ideal time to conduct the inspections would be during a regularly-scheduled maintenance, retrofit and repair of the other components of the sanitary sewer system in the township. Home owners could be given a deadline for correcting the violation in line with the repairs being made to the system in the neighborhood. This would be a much more timely and effective way to address the important need to curb illegal sewer connections, and address the problem of inflow and infiltration. The Suburban Realtors Alliance recently worked with Cheltenham Township in Montgomery County to implement such measures. To date, the program has been very successful.

In addition, we would urge Radnor to consider utilizing innovative programs such as Susquehanna Township's private service lateral replacement program. Recognizing that private sewer laterals are an integral part of a well-maintained public system, the township's sewer authority utilized public funding to inspect and repair private laterals. This type of program can be funded through an additional storm water management fee paid by all users, for the benefit of the entire system.

Finally, I would that the repair timeline of sixty (60) days proposed in §235-8.3C. would be in violation of the recently amended Municipal Code and Ordinance Compliance Act (MCOCA). As of January 2, 2017, MCOCA provides that the sellers and purchasers of real estate have at least twelve (12) months to make any necessary repairs.

1 Country View Road
Suite 202
Malvern, PA 19355
610-981-9000
fax: 610-981-9001

www.suburbanrealtorsalliance.com

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Thank you for considering our organization's concerns relating to the draft ordinance. We look forward to working with Radnor Township to ensure that any ordinance that impacts real estate provides clear guidelines for property owners, consumers, and the Realtors who live and work in the community.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jamie Ridge', with a stylized flourish at the end.

Jamie Ridge
President/CEO