



**Municipal Authority of Buffalo Township  
Butler County, Pennsylvania**

**Ordinance:** Amendment No. 1 to Ordinance 125

**Date:** 8 September 2021

**Title:** Transfers Subject to Smoke and Dye Testing Requirements

**Summary:** Amendments to Articles Two and Four of Ordinance No. 125 by repealing and restating Article Two and Four in their entirety and restating rules regarding smoke and Dye testing for property owners in the MABT area.

For more information

- Visit: <https://www.buffaloauthority.org>
- Phone: (724) 295-2703

**AMENDMENT NO. 1 TO BUFFALO TOWNSHIP  
ORDINANCE NO. 125**

**AN AMENDMENT TO ARTICLE TWO OF BUFFALO TOWNSHIP ORDINANCE NO. 125, REVISING THE TYPE OF TRANSFERS SUBJECT TO SMOKE AND DYE TESTING FOR WATER INFILTRATION TO PUBLIC SANITARY SEWERS.**

**WHEREAS**, Ordinance No. 125 of the Township of Buffalo, Butler County, Pennsylvania, requires that any property sold, transferred, or refinanced within Buffalo Township must undergo smoke and dye testing to verify the absence of prohibited water infiltration into public sanitary sewer systems; and

**WHEREAS**, the Municipal Authority of Buffalo Township is the owner of the public sanitary sewer systems in the Township and has determined that certain transactions carry a reduced risk of prohibited water infiltration rendering the smoke and dye test unnecessary; and

**WHEREAS**, the Township of Buffalo, upon the recommendation of the Municipal Authority of Buffalo Township believes that the health and safety of its residents may be served without requiring smoke and dye tests of all property transfers that are currently subject to the requirements of Ordinance No. 125 by way of Articles Two and Four therein; and

**BE IT HEREBY ORDAINED** that the Board of Supervisors of Buffalo Township, Butler County, Pennsylvania, hereby amend Articles Two and Four of Ordinance No. 125 by repealing and restating Article Two and Four in their entirety as follows:

**ARTICLE TWO  
General**

It shall be unlawful for any person: (a) to sell or transfer any real estate within the Township of Buffalo on which a building or improvement exists which is connected to the Municipal Authority of Buffalo Township sanitary sewer system, when such sale or transfer is subject to taxation under the Realty Transfer Tax Act, 72 P.S. §8101-C et seq., and the corresponding regulations of the Department of Revenue, or (b) to mortgage or refinance any real estate within the Township of Buffalo on which a building or improvement exists which is connected to the Municipal Authority of Buffalo Township sanitary sewer system when such mortgage or refinancing is for the purpose of acquiring title to, or improving, modifying, repairing, or rehabilitating any such real estate which requires a building permit under the Township's current Building Code, without first delivering to the purchaser, transferee, mortgagee, or person or institution providing financing or refinancing, a document of certification from the proper official of the Municipal Authority of Buffalo Township.


ARTICLE FOUR  
**Document of Certification Application**


Any person who shall: (a) sell or transfer any real estate within the Township of Buffalo on which a building or improvement exists which is connected to the Municipal Authority of Buffalo Township sanitary sewer system, when such sale or transfer is subject to taxation under the Realty Transfer Tax Act, 72 P.S. §8101-C et seq., and the corresponding regulations of the Department of Revenue, or (b) mortgage or refinance any real estate within the Township of Buffalo on which a building or improvement exists which is connected to the Municipal Authority of Buffalo Township sanitary sewer system when such mortgage or refinancing is for the purpose of acquiring title to, or improving, modifying, repairing, or rehabilitating any such real estate which requires a building permit under the Township's current Building Code, that does not have a Document of Certification issued by the Authority within the last three (3) years shall make application on a form furnished by the Authority, and payment of all necessary fees, at least ten (10) days before the date of the property transfer or refinancing. The applicant shall then make arrangements with an individual or company on a list provided by the Authority to perform a dye test, smoke test, or air test of the sewer drain system on the property to be transferred or refinanced. Payment for said test must be made to said individual or company prior to the time that the test is performed. The individual or company performing the test shall notify the designated official of the Authority if there are no illegal storm or surface water connections and if the existing drainage system is sound, whereupon the Authority's designated party, upon the payment of any established fee, shall issue a Document of Certification. When an illegal storm or surface water connection or malfunctioning drainage system is discovered by the means of the above-mentioned testing, no Document of Certification will be issued until the illegal connections/malfunctioning draining system are removed/repared, the system re-tested, and any additional fees and costs paid and certification of such removal/repair is received from the individual or company performing the testing.

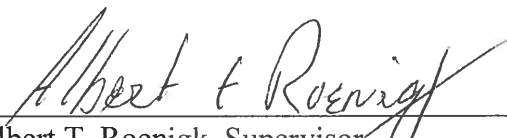
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**ORDAINED AND ENACTED** into law this 8<sup>TH</sup> day of SEPTEMBER, 2021,  
by the Board of Supervisors of Buffalo Township, Butler County, Pennsylvania.

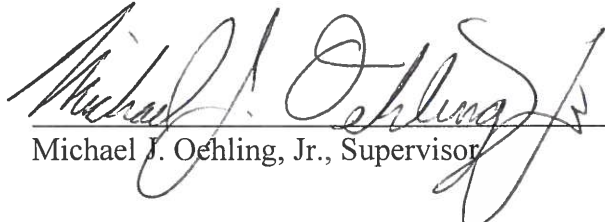
Approved by:

  
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Rinaldo Zampogna III, Chairman

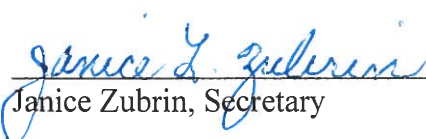
  
\_\_\_\_\_  
Matthew J. Sweeney, Vice-Chairman

  
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Albert T. Roenigk, Supervisor

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Gary L. Risch, Sr., Supervisor

  
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Michael J. Oehling, Jr., Supervisor

ATTEST:

BY:   
\_\_\_\_\_  
Janice Zubrin, Secretary