

ORDINANCE NO 1 OF 1997

AN ORDINANCE OF THE TOWNSHIP OF NEWPORT PURSUANT TO ACT 98 OF 1992 AS AMENDED PROVIDING THAT IN CERTAIN FIRE LOSSES THE INSURANCE COMPANY, ASSOCIATION, OR EXCHANGE SHALL TRANSFER INSURANCE PROCEEDS TO A DESIGNATED OFFICER OF THE MUNICIPALITY AS A PORTION OF THE INSURANCE PROCEEDS TO BE HELD AS SECURITY AGAINST THE TOTAL COST OF REMOVING, REPAIRING OR SECURING THE DAMAGED BUILDING, PROVIDING FOR FEES, PROVIDING FOR PENALTIES FOR VIOLATION AND SETTING FORTH PROCEDURES AND REQUIREMENTS PERTAINING TO SUCH INSURANCE AND TO THE IMPLEMENTATION OF ACT 98 OF 1992 IN NEWPORT TOWNSHIP.

WHEREAS, the Commonwealth of Pennsylvania has enacted Act 98 of 1992 (amended in 1994) amending the Insurance Company Law of 1921 to provide procedures for the payment of certain fire loss claims; and

WHEREAS, it is the purpose of said legislation to deter the commission of arson and related crimes, to discourage the abandonment of property, and to prevent urban blight and deterioration; and

WHEREAS, the Township of Newport desires to adopt an ordinance pursuant to Section 508 of the Insurance Company Law of 1921 and specifically 40 P.S. Sec 638(c) to provide for the payment of proceeds from certain fire loss claims to the Municipality.

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Commissioner of the Township of Newport, as follows:

SECTION I

The Secretary/Administrator of Newport Township or such official's designee is hereby appointed as designated officer who is authorized to carry out all responsibilities and duties stated herein.

SECTION II

No insurance company, association or exchange (hereinafter the "Insuring Agent") doing business in the Commonwealth of Pennsylvania shall pay a claim of a named insured for fire damage to a structure located within Newport Township (hereinafter the "Municipality") where the amount recoverable for the fire loss to the structure under all policies exceeds Seven Thousand Five Hundred (\$7,500.00) Dollars unless the named insured or Insurance Agent is furnished by municipal treasurer with a Municipal certificate pursuant to Section 508(B) of Act 98 of 1992 and unless there is compliance with Section 508 (C) and (D) of Act 98 of 1992 (40 P.S. Section 638 (a) (b) (c) (d) and the provisions of this Ordinance.

SECTION III

Where pursuant to Section 508 (B) (1)(I) of Act 98 of 1992, (40P.S. Sec. 638 (b) (1) (i), the municipal treasurer issues a certificate indicating that there are no delinquent taxes, assessments, penalties or user charges against real property, the Insurance Agent shall pay the claim of the named insured, provided however, that if the loss agreed upon by the named insured and the Insuring Agent equals or exceeds 60 percent of the aggregate limits of liability on all fire policies covering the building restructure, the following procedures must be followed:

(1) The Insuring Agent shall transfer from the insurance proceeds to the designated officer of the Municipality in the aggregate of \$2,000.00 for each \$15,000.00 of a claim and for each fraction of that amount of a claim, this section to be applied such that if the claim is \$15,000.00 or less, the amount transferred to the Municipality shall be \$2,000.00 ; or

(2) If at the time of a loss report, the named insured has submitted a contractor's signed estimate of costs of removing, repairing or securing the building or other structure, in an

amount less than the amount calculated under the foregoing transfer formula, Insuring Agent shall transfer to the Municipality from the insurance proceeds the amount specified in the estimate.

(3) The transfer of proceeds shall be on pro rata basis by all companies, associations or exchanges insuring the building or other structure.

(4) After the transfer, the named insured may submit a contractor's signed estimate of the costs of removing, repairing or securing the building or other structure, and the designated officer shall return the amount of the funds transferred to the municipality in excess of the estimate to the named insured, if the Municipality has not commenced to remove, repair or secure the building or other structure.

(5) Upon receipt of the proceeds under this section, the Municipality shall do the following:

- a) The designated officer shall place the proceeds in the separate fund to be used solely as security against the total costs of removing, repairing or securing the building or structure which are incurred by the Municipality. Such costs shall include, without limitation, any engineering, legal or administrative costs incurred by the Municipality in connection with such removal, repair or securing of the building or any proceedings related thereto; and
- b) It is the obligation of the Insuring Agent when transferring the proceeds to provide the Municipality with the name and address of the named insured. Upon receipt of the transferred funds and the name and address of the named insured, the designated officers shall contact the named insured, certify that the proceeds have been received by the Municipality and notify the named insured that the procedures under this subsection shall be followed; and

- c) When repairs, removal or securing of the building or other structure have been completed in accordance with all applicable regulations and orders of the Municipality and the required proof of such completion received by the designated officer and if the Municipality has not incurred any costs for repairs, removal or securing, the funds shall be returned to the named insured. If the Municipality has incurred costs for repairs, removal or securing of the building or other structure, the costs shall be paid from the fund and if excess funds remain, the Municipality shall transfer the remaining funds to the named insured; and
- d) To the extent that interest is earned on proceeds held by the Municipality pursuant to this Section, and not returned to the named insured, such interest shall belong to the Municipality. To the extent that proceeds are returned to the named insured, interest earned on such proceeds shall be distributed to the named insured at the time that the proceeds are returned.

(6) Nothing in this Section shall be construed to limit the ability of the Municipality to recover any deficiency. Furthermore, nothing in this subsection shall be construed to prohibit the Municipality and the named insured from entering into an agreement that permits the transfer of funds to the named insured if some other reasonable disposition of the damaged property has been negotiated.

SECTION IV

The Newport Township Board of Commissioners may by resolution adopt procedures and regulations to implement Act 98 of 1992 as amended and this Ordinance and may by resolution fix reasonable fees to be charged for municipal activities or services provided pursuant to Act 98 of 1992 as amended and this Ordinance; including but not limited to insurance of certificates and bills, performance of inspections and opening separate fund accounts.

SECTION V

Any owner of property, any named insured or any Insuring Agent who violates this Ordinance shall be subject to a penalty of up to \$1,000.00 per violation.

SECTION VI

The provisions of this Ordinance shall be severable and, if any of the provisions hereof shall be declared invalid or unenforceable, the remaining provisions of this Ordinance shall remain in effect.


SECTION VII

All Ordinances or parts of Ordinances conflicting with any of the provisions of this Ordinance are hereby repealed.

SECTION VIII

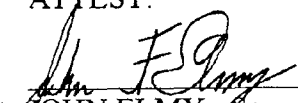
This Ordinance shall become effective immediately.

ENACTED and ORDAINED at a meeting of the Board of Commissioners of Newport Township this 7th day of April, 1997.



JOSEPH DeLUCA
Chairman, Newport Township Board of
Commissioners

ATTEST:



JOHN ELMY, Secretary Newport
Township Board of Commissioners