

Clifford Township

Agricultural Building UCC Permit Exemption Form

In accordance with the Pennsylvania Construction Code Act, Section 403.1 (b) "Exclusions and Exemptions" – the act shall not apply to an agricultural building. An agricultural building shall meet the definition of an "agricultural building" per Section 401.1 "Definitions (as amended by HB No. 2017-176).

"Agricultural building." - A structure utilized to store farm implements, hay, feed, grain or other agricultural or horticultural products or to house poultry, livestock or other farm animals, a milk house and a structure used to grow mushrooms, agricultural or horticultural products. The term includes a carriage house owned and used by members of a recognized religious sect for the purposes of housing horses and storing buggies. The term includes a structure that is less than 1000 square feet in size which is utilized to process maple sap. The term shall not include habitable space or spaces in which agricultural products are processed, treated or packaged and shall not be construed to mean a place of occupancy by the general public.

Print Full Name of Owner(s):	
Tax Parcel ID #:	
Location of Proposed Structure: (full address or directional location)	
Dimensions or Square Ft.:	
Use of Proposed Structure:	

I, (print name) _____ owner of said property, do hereby acknowledge with the signing of this form, that the building or buildings as described on this form meets the definition of "Agricultural Building" as defined by the Pennsylvania Construction Code Act, excerpted above. I further acknowledge that I am responsible for obtaining a building permit for any electrical, plumbing or mechanical work which shall be performed at the said structure. In the event that the use of the structure changes, I am responsible for obtaining a UCC Building Permit for said structure. Other requirements may include a Land Development plan, reviewed by the Clifford Planning Commission and a Certificate of Occupancy. I have read and understand "Clifford's Agriculture Change of Use Procedure".

(Owner's signature)

Date signed

Telephone Number _____

Clifford's Agriculture Change of Use Procedures

Before the use of an agricultural building is changed to any other non-agricultural use, there are steps that must be followed.

For example, horse barns for private use are considered agricultural, while horse barns for commercial stables and equestrian training facilities are not considered agricultural. Another example is converting an agricultural building to residential.

UCC permits for the buildings are required. The agricultural building is viewed as existing structure and any required upgrades would be determined by the UCC codes at that time. Sewage permits may be required.

A Land Development plan is likely to be required. This plan would have to be approved by the Clifford Planning Commission prior to the change of use. Details can be found on the township website: www.CliffordTownship.org. There are links for a "Land Development Checklist", "Land Development Application" and the Clifford SALDO (Subdivisions and Land Development Ordinance) under the Subdivision tab.

Taxes on the property may be affected by the change. If the building were on land in the "Clean and Green" tax program, unless special provisions are taken, back taxes for the previous seven years would be levied. Details are available at www.CliffordTownship.org under Subdivisions, and then select "Changing Clean and Green Status".

A Certificate of Occupancy is required. The building inspector issues it after all required work is completed.

A penalty may be levied if the proper steps are not taken prior to converting the agricultural building to another use. (25% increase in all fees collected for permits and Land Development plans).

Disclaimer: This list of "change of use" procedures may not be complete, based on the particulars of your situation.

To start this process or if you have questions, please contact the township secretary, Joan Hertzog at 570-222-9364 or email: cliffordtownship@yahoo.com.