

939.03 RIGHTS OF PURCHASERS.

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OH

Sheffield Lake

Codified Ordinances of Sheffield Lake, OH

939.03 RIGHTS OF PURCHASERS.

CHAPTER 939 Notice to Purchasers of Status of Utility Accounts

CHAPTER 939

Notice to Purchasers of Status of Utility Accounts

939.01 Statement of status of accounts.

939.02 Disbursement of funds by escrow agent without statement prohibited.

939.03 Rights of purchasers.

939.99 Penalty.

CROSS REFERENCES

Sale or lease of property - see Ohio R.C. Ch. 721

City's remedy for nonpayment of sewer bills - see S.U. & P.S. 931.06

City's remedy for nonpayment of water bills - see S.U. & P.S. 935.16

Surcharges for delinquent refuse service charges - see S.U. & P. S. 965.05

939.01 STATEMENT OF STATUS OF ACCOUNTS.

No person shall sell by deed, land contract or otherwise any interest in any real property that is located within the corporate limits of the City and that is supplied with water and/or sewer and/or refuse services of the Department of Public Service of the City without first furnishing the purchaser, prior to such sale of such real property, a statement from the Department setting forth

the current status of the water, sewer and refuse account of such real property and, when an escrow has been established, without first depositing in escrow, prior to delivery of possession or transfer of title, a statement from the purchaser acknowledging the receipt of this document and accepting responsibility for all future bills in accordance with these Codified Ordinances.

(Ord. 55-76. Passed 7-13-76.)

939.02 DISBURSEMENT OF FUNDS BY ESCROW AGENT WITHOUT STATEMENT PROHIBITED.

No person acting in the capacity of an escrow agent in any real property transaction involving the sale of any real property that is located within the corporate limits of the City and that is serviced or supplied with water and/or sewer and/or refuse services of the Department of Public Service of the City shall disburse any funds unless the provisions of Section 939.01 have been complied with.

(Ord. 55-76. Passed 7-13-76.)

939.03 RIGHTS OF PURCHASERS.

Conviction under any section of this chapter shall not be a bar to the rights of the purchaser of real property to recover by civil suit from either the previous owner, the seller, the real estate agent or the escrow agent the amounts of money due for water and/or sewer and/or refuse services supplied by the Department of Public Service of the City to the previous owner or seller and paid for by the purchaser.

(Ord. 55-76. Passed 7-13-76.)

939.99 PENALTY.

Whoever violates any of the provisions of this chapter is guilty of a misdemeanor of the fourth degree and shall be fined not more than two hundred fifty dollars (\$250.00) or imprisoned not more than thirty days, or both.

(Ord. 55-76. Passed 7-13-76.)

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