

Advisory on Recreational Cabin Exclusion

Act 92 of 2004 provides that recreational cabins may be excluded from the requirements of the Uniform Construction Code.

To be excluded, the owner of the cabin must comply with all of the following. He must:

1. Equip the cabin with at least one smoke detector, one fire extinguisher and one carbon monoxide detector in both the kitchen and any sleeping areas.
2. File (with the municipality where the cabin will be constructed) either of the following:
 - a. The Department of Labor and Industry affidavit form (UCC-13) attesting to the fact that the structure meets the definition of a "recreational cabin" found in Section 103 of Act 92.
 - b. Written proof of insurance from an insurer authorized to do business in the Commonwealth of Pennsylvania stating that the structure meets the definition of a "recreational cabin" found in Section 103 of Act 92.
3. Provide written notice in the sales agreement and the deed, upon sale of a recreational cabin which has been excluded from UCC construction requirements, that:
 - a. The structure is exempt from the requirements of the UCC.
 - b. The structure may not be in conformance with the UCC.
 - c. The structure is not subject to municipal construction regulations.

A failure to provide this notice shall void the sale, at the option of the purchaser.

RECREATIONAL CABIN PERMIT EXEMPTION FORM

Date of Request: _____ Phone Number: _____

Owner's Name: _____ Mailing Address of Owner: _____

Address of Property: _____ Municipality: _____

Description of Construction Project: _____

I certify that the said structure qualifies as a recreational cabin as it meets the following criteria as listed in the PA – Chapter 45 – Uniform Construction Code:

1. Utilized principally for a recreational activity.
2. Not utilized as a domicile or residence for any individual for any time period.
3. Not utilized for commercial purposes.
4. Not greater than two stories in height, excluding basement
5. Not utilized by the owner or any other person as a place of employment.
6. Not a mailing address for bills and correspondence
7. Not listed as an individual's place of residence on a tax return, driver's license, car registration or voter registration.

I hereby certify that I will comply with the requirement to equip said cabin with at least one smoke detector, one fire extinguisher and one carbon monoxide detector in both the kitchen and sleeping quarters.

Upon transfer of ownership of the recreational cabin, a written notice must be provided in the sales agreement and the deed that this is a recreational cabin and can only be utilized as such and:

1. Is exempt from this act
2. May not be in conformance with the Uniform Construction Code; and
3. Is not subject to municipal regulation

Failure to comply with the above notice requirement shall render the sale voidable at the option of the purchaser (7210.104 (8) (b.1)).

Violation of this exemption will result in citations being filed with the District Court on a daily basis for change of use of a building without the proper certificate of occupancy. Penalties for these actions are set forth under section 903 of the act (35 P.S. 7210.903) and may be not more than \$1,000 a day and costs.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____)

I, _____, swear or affirm that the foregoing statements are true and accurate to the best of my knowledge, information, and belief.

Signature _____ Date _____

Sworn to and subscribed before me this _____ day of _____, 20 ____.

Notary Public _____

Office Use:	Exemption approved by: Signature: _____	Date: _____
Building Code Official		



UCC RECREATIONAL CABIN AFFIDAVIT

This form may be utilized to satisfy one of the conditions for excluding a recreational cabin from the construction requirements of the UCC, as provided for in Act 92 of 2004. It should be filled out completely and submitted to the municipality in which the cabin will be constructed. Submission of this form does not satisfy all the requirements of the Act related to this UCC exclusion. If you don't have the Tax Parcel ID Number, call the county property assessment office.

Type or print legibly all requested information.

Cabin Construction Site	Street Number & Name _____ City _____ Zip Code _____ Tax Parcel ID Number _____ County _____ Township, Borough or City Name _____
Cabin Owner Information	Owner Name _____ Street Number & Name _____ City _____ State _____ Zip Code _____ Telephone No. (_____)
Owner Attestation	<p>By signing this statement in the presence of a notary public, I attest to the fact that the cabin to be constructed at the site listed above:</p> <ol style="list-style-type: none"> 1. Will be utilized for recreational activities only. 2. Will not be utilized as a domicile or residence by myself or any other person for any period of time. 3. Will not be used for any commercial purposes. 4. Will not exceed two stories in height (excluding the basement, if any). 5. Will not be used as a place of employment. 6. Will not be a mailing address for bills or correspondence. 7. Will not be listed as any individual's place of residence on a tax return, driver's license, vehicle registration or voter registration.
<hr style="border-top: 1px solid black; margin-bottom: 10px;"/> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> Owner Signature </div> <div style="text-align: center;"> Date Signed </div> </div> <hr style="border-top: 1px solid black; margin-top: 10px;"/>	
<hr style="border-top: 1px solid black; margin-bottom: 10px;"/> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> Notary Name </div> <div style="text-align: center;"> Date Commission Expires </div> </div> <hr style="border-top: 1px solid black; margin-top: 10px;"/>	

*Auxiliary aids and services are available upon request to individuals with disabilities.
Equal Opportunity Employer/Program*