



LITTLE BRITAIN TOWNSHIP NEWSLETTER

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Spring 2017

Property Reassessments

As many of you are aware, the County of Lancaster has been in the process of obtaining updated property values on all properties within its boundaries. This was necessary to comply with laws that require periodic reassessments of all properties to ensure that each property is taxed upon its fair market value. The last reassessment in Lancaster County occurred in January 2005.

Per a resolution signed by the County Commissioners in 1997, all properties were to be reassessed every 8 years. However, due to the unpredictability and instability of the real estate market several years ago, the reassessment that was scheduled for 2013 was pushed back 4 years. In December 2015, the Commissioners voted again to delay the reassessment process by an additional year to ensure that adequate technology was in place to allow for accurate assessment values to be obtained.

As that portion of the process has been completed, residents should now be receiving preliminary reassessment notices. Residents who have questions or concerns regarding their new assessed values may contact the County Assessment Office at 717-299-8381 between March 13th and March 31st to review the information that was used in determining the value

of their property and correct any inaccuracies that may be on file.

Final assessment notifications will be mailed in early June. Any resident dissatisfied with their new assessment value will then have 40 days to file an appeal with the Assessment Office. The new assessment values will be utilized by the Township and County beginning with the 2018 tax statements.

Please note that per State law, no taxing jurisdiction (County, Municipality or School District) is allowed to receive more income from tax revenue in the year following a reassessment than it did in the previous year. Therefore, if the taxable assessed value of real estate in an area has increased, the taxing authority must adjust their tax millage to ensure that the overall income generated through this revenue does not exceed that of the previous year. Should a taxing authority wish to increase their tax base, which per law is not allowed to exceed a 10% increase from the prior year, they would be forced to adopt an additional resolution establishing the new rate.

Following the 2005 reassessment, the tax millage in Little Britain Township decreased from .42 mills to .39 mills. Based on figures obtained from the Assessment Office, the average county wide assessment change is 34.53%. The average assessment change within Little Britain is 41.27%. While these figures are likely to change due to the filing of appeals and the reduction in assessments for properties enrolled in the Clean and Green Program, which are not currently reflected in the these numbers, it clearly looks as though the Board of Supervisors will again be adjusting the tax millage for 2018. Adjusting it DOWN.

For additional information on the reassessment process, please contact the County Assessment Office at 717-299-8381 or visit their website at www.co.lancaster.pa.us/ta.



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TOWNSHIP DIRECTORY

MUNICIPAL OFFICE

323 Green Lane,
Quarryville, PA 17566
717-529-2373

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SEWAGE ENFORCEMENT OFFICER

Marvin Stoner 786-3205
Quarryville Office Hours 7:00 a.m. - 11 a.m. Mon-Fri

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Christine J. Jackson (529-2373 ext. 2)

DEP Urges Pennsylvanians to Test Homes for Radon

National Radon Action Month was celebrated in January. During that time The Department of Environmental Protection (DEP) urged Pennsylvanians to test their homes for radon. Colorless, odorless, and radioactive, radon is a known human carcinogen and the second leading cause of lung cancer in the United States. Radon occurs naturally from the breakdown of uranium in soil and rocks and enters homes through cracks in the foundation or other openings.

Because of its geology, Pennsylvania is prone to high radon levels. Radon has been detected in all 67 counties, and about 40% of homes have levels above the Environmental Protection Agency action level, which is 4 picocuries per liter (pCi/L) of air.

Winter is an ideal time to test, because doors and windows are generally closed, producing the most conservative results. High levels of radon tend to be found in basements, but the gas can be found anywhere in the home.

Radon test kits are inexpensive, easy to use and available at home improvement or hardware stores. Qualified radon professionals can also be hired to perform this testing.

If your home has a radon level higher than 4 pCi/L, the U.S. Surgeon General and EPA recommend taking action. A professionally installed radon reduction system, using a vent pipe and exhaust fan, will help prevent the radon from entering your home and discharge it outside. Compared with the associated risk of lung cancer, these systems are very affordable and generally in the price range of other common home improvements. An added benefit: having a radon reduction system makes the future sale of your home easier.

Pennsylvania law requires all professional radon testers, mitigators and laboratories to be certified by DEP, and the department provides a list of certified radon service providers. People can also obtain a hard copy or verify a company's certification by calling 800-23RADON. The DEP Radon Division may be contacted by email at ra-epbrpenvprt@pa.gov or by phone at **(800) 237-2366 or (717) 783-3594**.

*Information above obtained through
and used with the permission of the
Department of Environmental Protection*

911 Information Request

Little Britain Township has been asked by the Lancaster County 911 Center to have all business owner's within the Municipality complete and return a, "**Business Emergency Contact Information**" form. These forms provide 911 with important information that will assist them in making quick and accurate dispatches in the event of an emergency. These forms are available at the Township Building on the table in the lobby area. We ask everyone to take a minute to complete and return these forms at their earliest convenience.

Zoning

After being in this position for more than sixteen years, I have been asked millions of questions and have corrected many zoning misconceptions. One of the most common misconceptions pertains to accessory buildings, also called storage sheds. Residents think that if the sheds are under a specific square footage or because they are not affixed to the land, they are exempted from the permit process; this is incorrect. All structures require permitting, regardless of their size or whether they are affixed to the land. The purpose of permitting is to verify you are meeting the property line setbacks, ensuring you are not placing the structures in a wetland, flood plain, easement area (storm water, gas line, water line), on top of your septic drain field and that your additional impervious surface is addressed. Please keep this in mind when planning future projects and be sure to obtain the necessary permits prior to having your shed delivered.

Airbnb

Airbnb, is an online marketplace that encourages homeowners to provide short-term lodging within their residence. To be honest, it is a simple play on words, "air" because all booking is done via the internet and "bnb" stands for bed and breakfast. The company does not own any lodging establishments; it is merely a broker who receives a commission from both the guest and the host for each and every booking. Please remember, bed and breakfast establishments are

regulated by the Little Britain Township Zoning Ordinance, as well as, State Uniform Construction Code. Any person interested in listing their property should first contact the Township to investigate what steps will need to be taken, prior to listing their property or hosting any guests.

Taxes

Just a reminder that the 2017 County and Municipal tax statements have been mailed. Please note that the discount payment period ends on April 30th. Any questions regarding your taxes should be directed to our Tax Collector, Agnes Reeder at 717-955-0047.

Park Reservations

As always, reservations for the use of the pavilions at the Park are filling up quickly. Anyone who desires to reserve a pavilion or the gazebo for a family picnic, birthday party, bridal/baby shower, etc. is urged to contact Pat Wood at 717-548-2941 as soon as possible to reserve the date they desire.



- Sat., April 8th – Spring Clean-Up from 8am – 12pm
- Fri., April 14th – Offices Closed for Good Friday
- Tues., May 16th – Offices Closed for Primary Election
- Mon., May 29th – Offices Closed for Memorial Day
- Tues., July 4th – Offices Closed for Independence Day

The Board of Supervisors meet on the second Tuesday of each month at 7 pm

The Township Planning Commission meets on the fourth Tuesday of each month at 7:30 pm

Zoning Hearings are held on the 3rd Wednesday of the month, as needed.

All meetings are held at the Municipal Building and are open to the public.

Little Britain Township
323 Green Lane
Quarryville, PA 17566
717-529-2373

BULK RATE
US POSTAGE
PAID
YORK, PA
PERMIT NO. 232

Spring Clean-Up Day

Saturday, April 8th from 8 am to Noon



\$5.00 Up to a truckload of items

\$3.00 All Tires up to 15" diameter

\$15.00 All large whites - doors must be removed

Batteries will be accepted free of charge

No electronics (computers, printers, TV's) will be accepted.

No hazardous materials or paint cans will be accepted.

No ash from household trash, burn piles, coal or plastic ground cover.