

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.