

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 466 Session of  
1991

INTRODUCED BY CIVERA, SEMMEL, GANNON, VROON, FARGO, HERMAN,  
PESCI, DEMPSEY, TRELLO, HALUSKA, HAGARTY, FOX, RAYMOND,  
ANGSTADT, D. W. SNYDER, KING, M. N. WRIGHT, ULIANA, DENT,  
R. C. WRIGHT, MERRY, LINTON, PITTS, SERAFINI, CAWLEY, MAIALE,  
ARMSTRONG, ADOLPH, BELARDI, KENNEY, GODSHALL, J. TAYLOR,  
E. Z. TAYLOR, BATTISTO, McHUGH, GEIST, MICOZZIE, BUNT, HARLEY  
AND TELEK, MARCH 11, 1991

REFERRED TO COMMITTEE ON BUSINESS AND COMMERCE, MARCH 11, 1991

AN ACT

1 Amending the act of December 3, 1959 (P.L.1688, No.621),  
2 entitled, as amended, "An act to promote the health, safety  
3 and welfare of the people of the Commonwealth by broadening  
4 the market for housing for persons and families of low and  
5 moderate income and alleviating shortages thereof, and by  
6 assisting in the provision of housing for elderly persons  
7 through the creation of the Pennsylvania Housing Finance  
8 Agency as a public corporation and government  
9 instrumentality; providing for the organization, membership  
10 and administration of the agency, prescribing its general  
11 powers and duties and the manner in which its funds are kept  
12 and audited, empowering the agency to make housing loans to  
13 qualified mortgagors upon the security of insured and  
14 uninsured mortgages, defining qualified mortgagors and  
15 providing for priorities among tenants in certain instances,  
16 prescribing interest rates and other terms of housing loans,  
17 permitting the agency to acquire real or personal property,  
18 permitting the agency to make agreements with financial  
19 institutions and Federal agencies, providing for the purchase  
20 by persons of low and moderate income of housing units, and  
21 approving the sale of housing units, permitting the agency to  
22 sell housing loans, providing for the promulgation of  
23 regulations and forms by the agency, prescribing penalties  
24 for furnishing false information, empowering the agency to  
25 borrow money upon its own credit by the issuance and sale of  
26 bonds and notes and by giving security therefor, permitting  
27 the refunding, redemption and purchase of such obligations by  
28 the agency, prescribing remedies of holders of such bonds and  
29 notes, exempting bonds and notes of the agency, the income

1       therefrom, and the income and revenues of the agency from  
2       taxation, except transfer, death and gift taxes; making such  
3       bonds and notes legal investments for certain purposes; and  
4       indicating how the act shall become effective," providing for  
5       loans for mobile homes.

6       The General Assembly of the Commonwealth of Pennsylvania  
7       hereby enacts as follows:

8       Section 1. Section 103 of the act of December 3, 1959  
9       (P.L.1688, No.621), known as the Housing Finance Agency Law, is  
10      amended by adding a clause to read:

11      Section 103. Definitions.--As used in this act unless  
12      otherwise indicated--

13      \* \* \*

14      (21) "Mobile home" means a transportable, single-family  
15      dwelling unit intended for permanent occupancy and constructed  
16      as a single unit, or as two or more units designed to be joined  
17      into one integral unit capable of again being separated for  
18      repeated towing, which arrives at a site complete and ready for  
19      occupancy except for minor and incidental unpacking and assembly  
20      operations, and constructed so that it may be used without a  
21      permanent foundation.

22      Section 2. Section 401-C(a) of the act, amended May 31, 1984  
23      (P.L.364, No.73), is amended to read:

24      Section 401-C. General Authority.--(a) The Pennsylvania  
25      Housing Finance Agency, hereinafter referred to as the "agency,"  
26      may make loans secured by liens on residential real property  
27      located in Pennsylvania to residents of Pennsylvania eligible  
28      for such loans as described in this article. For the purpose of  
29      this article, the term "mortgage" shall include any obligation  
30      evidenced by a security document and secured by a lien upon real  
31      property located within this Commonwealth including, but not  
32      limited to, a deed of trust and land sale agreement. The term

1 shall also include an obligation evidenced by a security lien on  
2 real property upon which an owner-occupied mobile home is  
3 located[.] and any obligation evidenced by a security document  
4 and secured by a lien upon any type of mobile home. The

5 provisions of this article shall not be applicable if:

6 (1) The property securing the mortgage is not the principal  
7 residence of the mortgagor.

8 (2) The property securing the mortgage is not a one or two-  
9 family owner-occupied residence.

10 (3) The mortgage is insured by the Federal Housing  
11 Administration under Title II of the National Housing Act (12  
12 U.S.C. §§ 1707-1715z-18).

13 (4) The mortgage on the property was given by a noncorporate  
14 seller, unless the noncorporate seller elects, in writing, in  
15 the mortgage or elsewhere to be covered by this article. For  
16 purposes of this article "noncorporate seller" means any person  
17 giving a mortgage who is not a bank, a savings and loan  
18 association, a mortgage bank, a consumer discount company or  
19 other entity in the mortgage lending business.

20 \* \* \*

21 Section 3. This act shall take effect in 60 days.