
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 931 Session of
2015

INTRODUCED BY RAFFERTY AND WOZNIAK, JUNE 29, 2015

REFERRED TO TRANSPORTATION, JUNE 29, 2015

AN ACT

1 Amending Title 26 (Eminent Domain) of the Pennsylvania
2 Consolidated Statutes, in special damages for displacement,
3 further providing for moving and related expenses of
4 displaced persons, for replacement housing for homeowners and
5 for replacement housing for tenants and others.

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

8 Section 1. Sections 902(b)(4), 903(a)(1) and 904(a)(1) of
9 Title 26 of the Pennsylvania Consolidated Statutes are amended
10 to read:

11 § 902. Moving and related expenses of displaced persons.

12 * * *

13 (b) Damages for dislocation of business or farm operation.--
14 A displaced person who is displaced from a place of business or
15 from a farm operation shall be entitled, in addition to any
16 payment received under subsection (a), to damages for
17 dislocation of business or farm operation as follows:

18 * * *

19 (4) Actual reasonable expenses necessary to reestablish
20 a displaced farm, nonprofit organization or small business at

1 its new site, but not to exceed [\$12,000] \$25,000. Sites
2 occupied solely by outdoor advertising signs, displays or
3 devices do not qualify for this benefit.

4 * * *

5 § 903. Replacement housing for homeowners.

6 (a) Additional payments to certain homeowners.--

7 (1) In addition to payments otherwise authorized, the
8 acquiring agency shall make an additional payment not in
9 excess of [\$27,000] \$31,000 to any displaced person who is
10 displaced from a dwelling actually owned and occupied by the
11 displaced person for not less than [180] 90 days prior to the
12 initiation of negotiations for the acquisition of the
13 property or the receipt of written notice from the acquiring
14 agency of intent to acquire or order to vacate.

15 * * *

16 § 904. Replacement housing for tenants and others.

17 (a) Payment to certain displaced persons.--

18 (1) In addition to amounts otherwise authorized, an
19 acquiring agency shall make a payment to or for any displaced
20 person displaced from a dwelling not eligible to receive a
21 payment under section 903 (relating to replacement housing
22 for homeowners), which dwelling was actually and lawfully
23 occupied by the displaced person for not less than 90 days
24 prior to the initiation of negotiations for acquisition of
25 the dwelling or the receipt of written notice from the
26 acquiring agency of intent to acquire or order to vacate. The
27 payment shall be the amount determined to be necessary to
28 enable the displaced person to lease a comparable replacement
29 dwelling for a period not to exceed 42 months. The amount
30 shall be the additional amount, if any, over the actual

1 rental or fair rental value of the acquired dwelling, but not
2 more than [\$6,300] \$7,200.

3 * * *

4 Section 2. This act shall take effect immediately.