
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1900 Session of
2017

INTRODUCED BY TAYLOR, MILLARD, DRISCOLL, SCHLOSSBERG, W. KELLER,
CALTAGIRONE, JOZWIAK, RABB, NEILSON, DAVIS, DONATUCCI,
D. COSTA AND WATSON, NOVEMBER 6, 2017

REFERRED TO COMMITTEE ON URBAN AFFAIRS, NOVEMBER 6, 2017

AN ACT

1 Amending Title 68 (Real and Personal Property) of the
2 Pennsylvania Consolidated Statutes, in land banks, further
3 providing for definitions and for delinquent property tax
4 enforcement.

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

7 Section 1. Section 2103 of Title 68 of the Pennsylvania
8 Consolidated Statutes is amended by adding a definition to read:

9 § 2103. Definitions.

10 The following words and phrases when used in this chapter
11 shall have the meanings given to them in this section unless the
12 context clearly indicates otherwise:

13 * * *

14 "Vacant lot." A tract of real property without a permanent
15 building or structure erected on the real property.

16 Section 2. Section 2117(d)(4) of Title 68 is amended to
17 read:

18 § 2117. Delinquent property tax enforcement.

1 * * *

2 (d) Procedure relating to Municipal Claim and Tax Lien
3 Law.--For a land bank located in a municipality which follows
4 the act of May 16, 1923 (P.L.207, No.153), referred to as the
5 Municipal Claim and Tax Lien Law, all of the following apply:

6 * * *

7 (4) Notwithstanding sections 31.1 and 31.2 of the
8 Municipal Claim and Tax Lien Law and sections 4 and 6 of the
9 act of March 1, 1956 (1955 P.L.1196, No.372), entitled "An
10 act authorizing the sale of vacant land located in areas
11 certified as conservation areas in counties of the first
12 class, under a judgment obtained on a tax claim, by the
13 sheriff of the county; providing for the discharge of all
14 liens, mortgages, ground rents, estates and claims against
15 the property by sale; and limiting the right of redemption,"
16 all of the following apply:

17 (i) The land bank may tender a bid at the sale in an
18 amount equal to the total amount of all municipal claims
19 and liens which were the basis for the judgment. Upon
20 tender under this subparagraph, the property shall be
21 deemed sold to the land bank regardless of bids by other
22 parties.

23 (ii) The bid of the land bank shall be paid as to
24 its form, substance and timing according to an agreement
25 that is mutually acceptable to the plaintiff and the land
26 bank. The obligation of the land bank to perform in
27 accordance with the agreement shall be deemed to be in
28 full satisfaction of the tax or municipal claim which was
29 the basis for the judgment.

30 (iii) The land bank, as purchaser at the sale, shall

1 have an absolute title to the property sold, free and
2 discharged of tax and municipal claims, liens, mortgages,
3 ground rents, charges and estates.

4 (iv) The deed to the land bank shall be executed,
5 acknowledged and delivered within 30 days of the sale.

6 (v) In a city of the first class, the governing body
7 shall have power by ordinance, with respect to a
8 particular vacant lot or lots or with respect to defined
9 classes of vacant lots:

10 (A) To assign a tax or municipal claim against a
11 vacant lot to the land bank and to specify the terms
12 and conditions of the assignment that will be
13 acceptable to the city under the powers enumerated in
14 paragraph (1).

15 (B) To specify the form, substance and timing of
16 the payment of a bid tendered by the land bank that
17 will be acceptable to the city for purposes of
18 subparagraph (ii). If the tax claim of a school
19 district of the first class is also being discharged
20 by the sale, then the form, substance and timing of
21 the payment of the land bank's bid shall also be
22 deemed acceptable to the school district of the first
23 class for purposes of subparagraph (ii).

24 Ordinances adopted under this subparagraph may be applied
25 only to a particular vacant lot or defined class of
26 vacant lots that is assigned or for which payment is
27 specified as acceptable within two years of the effective
28 date of this subparagraph.

29 * * *

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