

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL  
No. 2743 Session of  
1980

INTRODUCED BY W. W. FOSTER, SERAFINI, KOWALYSHYN, SPENCER AND  
BELARDI, JUNE 18, 1980

REFERRED TO COMMITTEE ON JUDICIARY, JUNE 18, 1980

AN ACT

1 Amending Title 22 (Detectives and Private Police) of the  
2 Pennsylvania Consolidated Statutes, authorizing private  
3 police for condominiums and planned community developments.

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

6 Section 1. Title 22, act of November 25, 1970 (P.L.707,  
7 No.230), known as the Pennsylvania Consolidated Statutes, is  
8 amended by adding a section to read:

9 § 502. Appointment of police officers for condominiums and  
10 planned communities.

11 (a) Definitions.--As used in this section the following  
12 words and phrases shall have the meanings given to them in this  
13 subsection:

14 "Condominium." A condominium of 25 or more units, whether or  
15 not some or all of said units are occupied by private owners.

16 "Planned community." A geographically contiguous and self-  
17 contained planned community of 500 lots or more, whether or not  
18 some or all of said lots have been sold or are occupied by

1 private owners.

2 (b) Appointment authorized.--The corporate operator or  
3 developer of a condominium or planned community, or an  
4 association of unit or lot owners of same, may appoint police  
5 officers for the condominium or community, and who shall serve  
6 at the pleasure of said operator, developer or association.

7 (c) Oath of office.--Every police officer appointed  
8 hereunder shall, before entering upon the duties of office, take  
9 and subscribe the oath required by section 3 of Article VI of  
10 the Constitution of Pennsylvania.

11 (d) Powers.--Police officers appointed hereunder shall  
12 severally possess and exercise all the powers of a police  
13 officer in the Commonwealth in and upon the property of the  
14 condominium or planned community. Police officers shall also  
15 have the power to arrest any person beyond the limits of a  
16 condominium or planned community in accordance with 42 Pa.C.S. §  
17 8901 (relating to intrastate hot pursuit). The keepers of jails  
18 and other places of detention in any county of this Commonwealth  
19 shall receive all persons arrested by such policemen for  
20 purposes of detention until they are dealt with according to  
21 law. Every policeman appointed under this section, when on duty,  
22 shall wear a metallic shield with the words "special officer"  
23 and the name of the corporation or association for which  
24 appointed inscribed thereon.

25 (e) Compensation.--The compensation of such policemen shall  
26 be paid by the corporation or association for which the  
27 policemen are appointed, as may be agreed with such policemen.

28 Section 2. This act shall take effect immediately.