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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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# HOUSE RESOLUTION

## No. 181

Session of  
1980

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INTRODUCED BY MILLER, SPENCER, MOEHLMANN AND BERSON,  
FEBRUARY 25, 1980

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REFERRED TO COMMITTEE ON RULES, FEBRUARY 25, 1980

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In the House of Representatives, February 25, 1980

1 WHEREAS, The Real Estate Settlement Procedures Act adopted by  
2 the Congress requires the Department of Housing and Urban  
3 Development of the United States of America to conduct studies  
4 to simplify land transfers and mortgage transactions; and

5 WHEREAS, It has become clear that HUD studies may require  
6 legislative action to provide for more economical searches of  
7 the records, computerized keeping of real estate records and  
8 other methods for making real estate transactions more  
9 economical; and

10 WHEREAS, The National Conference of Commissioners on Uniform  
11 State Laws has proposed model legislation relating to real  
12 estate transactions designed to aid the consumer, especially the  
13 purchaser of residential real estate, which legislation, if  
14 adopted by the General Assembly, would have an effect upon  
15 existing statutes of limitations in the real estate field; and

16 WHEREAS, There is a multiplicity of statutes relating to real  
17 estate law in the Commonwealth of Pennsylvania many of which

1 contain varied periods of limitations; and

2 WHEREAS, A study of the various Commonwealth statutes  
3 relating to real estate should be undertaken before the General  
4 Assembly can properly consider remedial legislation designed to  
5 achieve the objectives of the "Real Estate Settlement Procedures  
6 Act" and to protect consumers; therefore be it

7 RESOLVED (the Senate concurring), That the Joint State  
8 Government Commission appoint a task force to conduct a thorough  
9 study of the various statutory periods of limitations relating  
10 to real estate enacted since 1700 for the purpose of  
11 recommending changes in the Pennsylvania real estate law  
12 including provision for more uniform periods of limitation and  
13 appropriate repeals; and be it further

14 RESOLVED, That the Joint State Government Commission report  
15 the findings of the task force together with recommendations for  
16 appropriate remedial legislation as soon as possible.