

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2871

Session of
1996

INTRODUCED BY BUXTON, SAYLOR, BELARDI, SCRIMENTI, VAN HORNE,
HASTE, STABACK, CALTAGIRONE, STURLA, BOSCOLA, MIHALICH,
ARGALL, ROONEY, DENT, TANGRETTI, CAWLEY AND SHANER,
SEPTEMBER 23, 1996

REFERRED TO COMMITTEE ON LOCAL GOVERNMENT, SEPTEMBER 23, 1996

AN ACT

1 Requiring purchasers of real estate with buildings thereon to
2 bring the buildings into compliance with municipal codes; and
3 imposing penalties.

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

6 Section 1. Short title.

7 This act shall be known and may be cited as the Municipal
8 Code Compliance Act.

9 Section 2. Definitions.

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

13 "Known to have." Knowledge based on a disclosure made
14 pursuant to the act of July 2, 1996 (P.L.499, No.84), known as
15 the Real Estate Seller Disclosure Act, knowledge based on a
16 disclosure made to the purchaser during the course of purchase
17 of the property or knowledge based on a municipal code violation

1 of record.

2 Section 3. Compliance requirement.

3 (a) General rule.--Any purchaser of any building or part of
4 a building known to have substantial violations of municipal
5 codes relating to building, housing, property maintenance or
6 fire is required to make a reasonable attempt to bring the
7 building or that part of a building into compliance with those
8 codes or demolish the building within one year of the date of
9 purchase.

10 (b) Penalty.--Failure to comply with the requirements of
11 subsection (a) shall result in the purchaser being personally
12 liable for the costs of repairs or demolition and a fine of
13 \$10,000.

14 (c) Enforcement.--Local municipalities are authorized to
15 enforce the provisions of this section.

16 Section 4. Effective date.

17 This act shall take effect in 60 days.