

## THE GENERAL ASSEMBLY OF PENNSYLVANIA

## SENATE BILL

No. 510 Session of  
1997

INTRODUCED BY ULIANA, FEBRUARY 14, 1997

AS AMENDED ON THIRD CONSIDERATION, JUNE 16, 1997

## AN ACT

1 Amending the act of July 7, 1947 (P.L.1368, No.542), entitled,  
2 as amended, "An act amending, revising and consolidating the  
3 laws relating to delinquent county, city, except of the first  
4 and second class and second class A, borough, town, township,  
5 school district, except of the first class and school  
6 districts within cities of the second class A, and  
7 institution district taxes, providing when, how and upon what  
8 property, and to what extent liens shall be allowed for such  
9 taxes, the return and entering of claims therefor; the  
10 collection and adjudication of such claims, sales of real  
11 property, including seated and unseated lands, subject to the  
12 lien of such tax claims; the disposition of the proceeds  
13 thereof, including State taxes and municipal claims recovered  
14 and the redemption of property; providing for the discharge  
15 and divestiture by certain tax sales of all estates in  
16 property and of mortgages and liens on such property, and the  
17 proceedings therefor; creating a Tax Claim Bureau in each  
18 county, except counties of the first and second class, to act  
19 as agent for taxing districts; defining its powers and  
20 duties, including sales of property, the management of  
21 property taken in sequestration, and the management, sale and  
22 disposition of property heretofore sold to the county  
23 commissioners, taxing districts and trustees at tax sales;  
24 providing a method for the service of process and notices;  
25 imposing duties on taxing districts and their officers and on  
26 tax collectors, and certain expenses on counties and for  
27 their reimbursement by taxing districts; and repealing  
28 existing laws," ~~restricting the rights of certain persons to~~ <—  
29 ~~bid on property subject to sale under this act.~~ <—  
30 "DELINQUENT" TAXES; AND REQUIRING SUCCESSFUL BIDDERS OF  
31 PROPERTY SUBJECT TO SALE TO PROVIDE A CERTIFICATION THAT THEY  
32 DO NOT HAVE DELINQUENT REAL ESTATE TAXES OR MUNICIPAL UTILITY  
33 BILLS THAT ARE MORE THAN ONE YEAR OUTSTANDING.

1 The General Assembly of the Commonwealth of Pennsylvania  
2 hereby enacts as follows:

3 ~~Section 1. The act of July 7, 1947 (P.L.1368, No.542), known~~ <—  
4 ~~as the Real Estate Tax Sale Law, is amended by adding a section~~  
5 ~~to read:~~

6 SECTION 1. SECTION 102 OF THE ACT OF JULY 7, 1947 (P.L.1368, <—  
7 NO.542), KNOWN AS THE REAL ESTATE TAX SALE LAW, IS AMENDED BY  
8 ADDING A DEFINITION TO READ:

9 SECTION 102. DEFINITIONS.--AS USED IN THIS ACT, THE  
10 FOLLOWING WORDS SHALL BE CONSTRUED AS HEREIN DEFINED, UNLESS THE  
11 CONTEXT CLEARLY INDICATES OTHERWISE:

12 \* \* \*

13 "DELINQUENT," TAXES SHALL BE CONSIDERED DELINQUENT THIRTY  
14 (30) DAYS AFTER THE FINAL DEADLINE FOR PAYMENT OF SUCH TAXES FOR  
15 THE CURRENT TAX YEAR.

16 \* \* \*

17 SECTION 2. THE ACT IS AMENDED BY ADDING A SECTION TO READ:

18 Section 619. Restrictions on Purchases.--(a) A person shall <—  
19 not be permitted to bid on properties sold under the provisions  
20 of this act if WITHIN TWENTY (20) DAYS FOLLOWING ANY SALE UNDER <—  
21 THIS ACT, A SUCCESSFUL BIDDER SHALL BE REQUIRED TO PROVIDE  
22 CERTIFICATION TO THE BUREAU THAT, within the municipal  
23 jurisdiction, the person is NOT delinquent in paying real estate <—  
24 taxes or AND THAT the person has NO municipal utility bills that <—  
25 are more than one year outstanding.

26 (b) As used in this section, the following terms shall have  
27 the following meanings:

28 "Delinquent," taxes shall be considered delinquent thirty <—  
29 (30) days after the final deadline for payment of such taxes for  
30 the current tax year.

1       "CERTIFICATION," SHALL MEAN PROOF VIA RECEIPTS OF PAID REAL <—  
2       ESTATE TAXES AND MUNICIPAL UTILITY BILLS WITHIN THE  
3       JURISDICTION, OR A NOTARIZED AFFIDAVIT BY THE BIDDER EVIDENCING  
4       PAYMENT OF SUCH REAL ESTATE TAXES AND MUNICIPAL UTILITY BILLS.

5       "Municipal," refers to any county, city, borough,  
6       incorporated town, township, home rule municipality, optional  
7       plan municipality, optional charter municipality or any similar  
8       general purpose unit of government which may be authorized by  
9       statute.

10       "Person," includes a corporation, ~~partnership,~~ PARTNERSHIP; <—  
11       limited liability company, ~~business trust, other association,~~ <—  
12       BUSINESS TRUST; OTHER ASSOCIATION; government entity, other than  
13       the Commonwealth, ~~estate, trust,~~ ESTATE; TRUST; foundation or <—  
14       natural person.

15       Section 2 3. This act shall apply to all sales conducted on <—  
16       or after the effective date of this act.

17       Section 3 4. This act shall take effect in 60 days. <—