

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1941 Session of  
2001

INTRODUCED BY KENNEY, PETRONE, ARGALL, PHILLIPS, BROWNE,  
L. I. COHEN, HENNESSEY, HESS, LEDERER, DIVEN, MANN,  
M. WRIGHT, J. WILLIAMS, BASTIAN, BUNT, CIVERA, DALLY,  
FICHTER, GODSHALL, HARHART, McILHINNEY, RUBLEY, TRELLO,  
FREEMAN, WATSON, M. COHEN, MICOZZIE, McILHATTAN, FEESE,  
WALKO, JAMES, BEBKO-JONES, CAPPELLI AND DAILEY,  
SEPTEMBER 26, 2001

REFERRED TO COMMITTEE ON URBAN AFFAIRS, SEPTEMBER 26, 2001

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," providing for code compliance, for  
29 responsibilities of purchasers, for municipal tax liens, for

1 default on payments and for hearings on certain appeals.

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

4 Section 1. Sections 503.1 and 504 of the act of July 7, 1947  
5 (P.L.1368, No.542), known as the Real Estate Tax Sale Law, are  
6 amended by adding subsections to read:

7 Section 503.1. Extension of Period for Discharge of Tax  
8 Claim.--\* \* \*

9 (f) Upon the entering of an equitable apportioned payment  
10 schedule pursuant to subsection (a), the municipality shall  
11 retain a lien on the property in question for the total amount  
12 of taxes owed on the property.

13 Section 504. Extension for Elderly.--\* \* \*

14 (e) Upon the entering of an equitable apportioned payment  
15 schedule pursuant to section 503.1(a), the municipality shall  
16 retain a lien on the property in question for the total amount  
17 of taxes owed on the property.

18 Section 2. The act is amended by adding sections to read:

19 Section 504.1. Default on Payments.--If an applicant  
20 defaults on any payment of an equitable apportioned payment  
21 schedule authorized pursuant to section 503.1(a), the lien on  
22 the property shall be immediately satisfied by upset sale  
23 pursuant to Article VI.

24 Section 504.2. Hearing.--If requested by the applicant, a  
25 hearing shall be scheduled to appeal any decision made as a  
26 result of the default of an equitable apportioned payment  
27 schedule authorized pursuant to section 503.1(a). Should the  
28 applicant provide sufficient reason for the default of the  
29 scheduled payment, the authorized extension shall be reevaluated  
30 and reinstated pursuant to section 503.1(a).

1     Section 609.1. Purchaser Responsibility.--(a) After the  
2     deed has been conveyed to the purchaser of the property pursuant  
3     to section 608, if the property does not comply with municipal  
4     housing and building code standards then it shall be the  
5     responsibility of the purchaser to:

6         (1) Commence the abatement of substandard conditions within  
7     thirty (30) days of sale confirmation.

8         (2) Bring the property into full municipal housing and  
9     building code compliance within nine (9) months of the sale  
10    confirmation.

11        (b) Municipalities shall be authorized to extend or  
12    reevaluate the time frames established in subsection (a) as  
13    deemed necessary.

14        (c) If the purchaser of the property fails to achieve full  
15    code compliance pursuant to subsection (a), the property shall  
16    be put up for sale again and the purchaser shall receive the  
17    price paid at the time of the sale for the property in question.

18        (d) If requested by the purchaser, a hearing shall be  
19    scheduled to appeal any decision made as a result of the failure  
20    to achieve code compliance pursuant to subsection (a). Should  
21    the purchaser provide sufficient reason for the failure to  
22    comply with the municipal housing and building code, an  
23    authorized extension shall be granted by the municipality  
24    pursuant to subsection (b).

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