

AMENDMENTS TO HOUSE BILL NO. 2412

Sponsor: SENATOR KILLION

Printer's No. 3643

1 Amend Bill, page 2, lines 4 through 30; page 3, lines 1
2 through 30; page 4, lines 1 through 23; by striking out all of
3 said lines on said pages and inserting

ARTICLE I-AEMERGENCY COVID-19 PROVISIONSSection 101-A. Real estate waiver provisions.

7 (a) General rule.--The Secretary of Community and Economic
8 Development shall immediately issue a waiver to the Governor's
9 20200319 TWW COVID-19 Business Closure Order to all providers of
10 legal services, and residential and commercial real estate
11 services, including settlement services, that comply with
12 section 102-A.

13 (b) Other real estate actions.--Until the proclamation of
14 disaster emergency issued by the Governor on March 6, 2020,
15 published at 50 Pa.B. 1644 (March 21, 2020), and any renewal of
16 the state of disaster emergency, is terminated or expires under
17 35 Pa.C.S. § 7301(c) (relating to general authority of
18 Governor):

19 (1) A municipality or municipal authority that requires
20 a use and occupancy certificate, or any other similar
21 certificate or certification as a condition of a property
22 transfer, shall be presumed to have issued a full and
23 unconditional permit without requiring an inspection of the
24 property. If a certificate is presumed to be issued, the
25 municipality or municipal authority shall be enjoined from
26 conducting a property transfer inspection after the
27 proclamation has terminated or expired.

28 (2) Taxing authorities and public utilities shall
29 provide alternative means for residential home buyers or
30 title insurers to ascertain the current status of tax
31 payments or overdue utility obligations.

32 (c) Definition.--As used in this section, the term
33 "providers of residential and commercial real estate services"
34 shall mean:

35 (1) Real estate brokers and all affiliated licensees and
36 unlicensed employees.

37 (2) Home inspectors, professional engineers and

1 architects.

2 (3) Any other professional contractor, inspector or
3 other service provider that is providing an inspection that
4 is included as a contingent provision of a real estate
5 agreement of transfer or lease.

6 (4) Real estate appraisers.

7 (5) Photographers or videographers engaged in collecting
8 digital media for real estate marketing purposes.

9 (6) Title agents, attorneys and notaries providing
10 settlement services.

11 Section 102-A. Compliance.

12 A business shall adhere to social distancing practices and
13 other mitigation measures defined by the Centers for Disease
14 Control to protect workers and to mitigate the spread of the
15 COVID-19 virus and the order of the Secretary of Health
16 directing public health safety measures for businesses permitted
17 to maintain in-person operations.

18 Section 103-A. Effect of subsequent orders.

19 A waiver granted under this article shall remain valid
20 notwithstanding any order issued pursuant to the declaration of
21 disaster emergency issued by the Governor on March 6, 2020,
22 published in 50 Pa.B. 1644 (March 21, 2020), or any renewal
23 thereof, unless the order removes any of the restrictions or
24 otherwise grants greater permissions for operations than are
25 provided under this article.