AN ACT

Amending Title 68 (Real and Personal Property) of the Pennsylvania Consolidated Statutes, in real property, providing for disclosure of real property transactions.

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

Section 1. Subpart A of Part II of Title 68 of the Pennsylvania Consolidated Statutes is amended by adding a chapter to read:

CHAPTER 25

DISCLOSURE OF REAL PROPERTY TRANSACTIONS

Sec.

2501. Definitions.

2502. Reports, investigations and criminal prosecution.

§ 2501. Definitions.

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

"Cash transaction." A currency, cashier's check, certified
check, traveler's check, personal check, business check or money order in any form, money transfer or virtual currency, or a combination thereof.

"Covered transaction." The purchase of real property that involves a cash transaction, without a loan or similar form of external financing by a bank, mortgage company or other financial institution or lender.

"Municipality." A city, borough, incorporated town, township or home rule municipality.

"Real property." As follows:

(1) Any of the following:

   (i) Land, including a structure or fixture on land.
   (ii) An estate or interest in land, including an easement, covenant or leaseholder.
(2) The term includes:

   (i) Residential real estate upon which a dwelling, or a structure or development with multiple dwellings or dwelling units, is constructed or intended to be constructed.
   (ii) Commercial real estate upon which a business entity or enterprise, or a structure or development with multiple commercial business entities or enterprises, is constructed or intended to be constructed.
   (iii) A combination of the residential real estate and commercial real estate described in subparagraphs (i) and (ii).

§ 2502. Reports, investigations and criminal prosecution.

(a) Duty of municipality.--A municipality shall file a report with the Office of Attorney General if the municipality discovers that a person or an authorized agent of the person has
purchased five or more parcels of real property, either
individually or jointly with another person, within the
municipality within a six-month period.

(b) Contents of report.--The report under subsection (a)
shall contain the following:

(1) The name of the municipality filing the report,
along with contact information for the municipality.

(2) The person listed as the purchaser of the real
property, or the authorized agent of the person, along with
the contact information for the person or authorized agent of
the person.

(3) The dates of the purchases of the real property.

(4) The location of each parcel of the real property or
other identifying information regarding the real property.

(5) Any known information regarding the nature of the
real property transactions, such as:

(i) Whether the real property transactions involved
a covered transaction.

(ii) If the person purchasing the real property is a
legal entity and not an individual, information regarding
the legal entity, including:

(A) The laws of the United States or a foreign
jurisdiction in which the legal entity was formed.

(B) The beneficial owners of the legal entity
that own, directly or indirectly, 25% or more of the
equity interests in the legal entity.

(6) Any other information deemed necessary by the
municipality regarding the purchases of the real property.

(c) Investigation.--The Office of Attorney General shall
investigate each report filed under this section to determine
whether to:

(1) prosecute any criminal matter regarding the real property transactions, such as money laundering; or

(2) refer the matter to Federal authorities for investigation and possible criminal prosecution.

(d) Construction.--Nothing in this section shall be construed to limit the authority of:

(1) a municipality to forward information to the Office of Attorney General regarding suspected criminal activity; or

(2) the Office of Attorney General to investigate and prosecute any criminal matter regarding real property transactions.

Section 2. This act shall take effect in 60 days.