AN ACT

Amending Title 68 (Real and Personal Property) of the Pennsylvania Consolidated Statutes, in management of condominiums, further providing for powers of unit owners' association; in management of cooperatives, further providing for powers of association; and, in management of planned communities, further providing for power of unit owners' association.

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

Section 1. Sections 3302, 4302 and 5302 of Title 68 of the Pennsylvania Consolidated Statutes are amended by adding subsections to read:

§ 3302. Powers of unit owners' association.

* * *

(c) Restrictions on certain activities.--

(1) Notwithstanding any other provision of this section, an association may not:

(i) Prohibit a unit owner from displaying within the boundaries of the unit a political sign during the two-week period prior to an election.
(ii) Prohibit a unit owner from constructing a shed within the boundaries of the unit if the unit owner obtains the necessary permit from the municipality for construction of the shed. The association may impose reasonable limitations on the color and placement, but not the size, of a shed constructed by a unit owner within the boundaries of the unit.

(2) If, after the effective date of this subsection, the bylaws of the association are inconsistent with this subsection, the executive board shall effect a corrective amendment to the bylaws under section 3306(c) (relating to bylaws) that removes the inconsistency. The corrective amendment shall be made simultaneously with the first amendment to the bylaws that otherwise is made after the effective date of this subsection.

§ 4302. Powers of association.

* * *

(c) Restrictions on certain activities.--

(1) Notwithstanding any other provision of this section, an association may not:

(i) Prohibit a proprietary lessee from displaying within the boundaries of the unit a political sign during the two-week period prior to an election.

(ii) Prohibit a proprietary lessee from constructing a shed within the boundaries of the unit if the proprietary lessee obtains the necessary permit from the municipality for construction of the shed. The association may impose reasonable limitations on the color and placement, but not the size, of a shed constructed by a proprietary lessee within the boundaries.
of the unit.

(2) If, after the effective date of this subsection, the bylaws of the association are inconsistent with this subsection, the executive board shall effect a corrective amendment to the bylaws under section 4306(c) (relating to bylaws) that removes the inconsistency. The corrective amendment shall be made simultaneously with the first amendment to the bylaws that otherwise is made after the effective date of this subsection.

§ 5302. Power of unit owners' association.

* * *

(c) Restrictions on certain activities.--

(1) Notwithstanding any other provision of this section, an association may not:

(i) Prohibit a unit owner from displaying within the boundaries of the unit a political sign during the two-week period prior to an election.

(ii) Prohibit a unit owner from constructing a shed within the boundaries of the unit if the unit owner obtains the necessary permit from the municipality for construction of the shed. The association may impose reasonable limitations on the color and placement, but not the size, of a shed constructed by a unit owner within the boundaries of the unit.

(2) If, after the effective date of this subsection, the bylaws of the association are inconsistent with this subsection, the executive board shall effect a corrective amendment to the bylaws under section 5306(c) (relating to bylaws) that removes the inconsistency. The corrective amendment shall be made simultaneously with the first amendment to the bylaws that otherwise is made after the effective date of this subsection.
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Section 2. This act shall take effect in 60 days.