

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL
No. 1220 Session of
1975

INTRODUCED BY DeMEDIO, FRYER, RITTER, MEBUS AND WEIDNER,
MAY 5, 1975

REFERRED TO COMMITTEE ON URBAN AFFAIRS, MAY 6, 1975

AN ACT

1 Amending the act of July 31, 1968 (P.L.805, No.247), entitled,
2 as amended, "An act to empower cities of the second class A,
3 and third class, boroughs, incorporated towns, townships of
4 the first and second classes including those within a county
5 of the second class and counties of the second class A
6 through eighth classes, individually or jointly, to plan
7 their development and to govern the same by zoning,
8 subdivision and land development ordinances, planned
9 residential development and other ordinances, by official
10 maps, by the reservation of certain land for future public
11 purpose and by the acquisition of such land; providing for
12 the establishment of planning commissions, planning
13 departments, planning committees and zoning hearing boards,
14 authorizing them to charge fees, make inspections and hold
15 public hearings; providing for appropriations, appeals to
16 courts and penalties for violations; and repealing acts and
17 parts of acts," providing for a penalty on the recorder of
18 deeds for recording certain plats.

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

21 Section 1. Section 513, act of July 31, 1968 (P.L.805,
22 No.247), known as the "Pennsylvania Municipalities Planning
23 Code," is amended to read:

24 Section 513. Recording Plat.--(a) Upon the approval of a
25 final plat, the developer shall within ninety days of such final
26 approval record such plat in the office of the recorder of deeds

1 of the county in which the municipality is located. Whenever
2 plat approval is required by a municipality, the recorder of
3 deeds of the county shall not accept any plat for recording
4 unless such plat officially notes the approval of the governing
5 body.

6 (b) The recording of the plat shall not constitute grounds
7 for assessment increases until such time as lots are sold or
8 improvements are installed on the land included within the
9 subject plat.

10 (c) Any recorder of deeds or his deputies who accepts for
11 recording a plan of lots or land subdivision which does not note
12 the approval of the governing body shall pay a civil penalty not
13 exceeding three hundred dollars (\$300). The penalty shall be
14 paid to the municipality in which the land is located. Any plan
15 so recorded shall be stricken from the record and the recording
16 void.

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