

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2442 Session of
1976

INTRODUCED BY LAUGHLIN, RITTER, J. B. KELLY III, FISHER,
DeVERTER, THOMAS, W. W. WILT, BRANDT, MOEHLMANN, DeWEESE,
GREEN, MILANOVICH, MANDERINO, LaMARCA, LINCOLN, BRADLEY,
R. W. WILT, PETRARCA, STOUT, LETTERMAN, MILLIRON, ZELLER,
A. K. HUTCHINSON, DiCARLO, WANSACZ, GOODMAN, O'BRIEN AND
KOLTER, MAY 26, 1976

REFERRED TO COMMITTEE ON URBAN AFFAIRS, MAY 26, 1976

AN ACT

1 Amending the act of January 24, 1966 (1965, P.L.1535, No.537),
2 entitled, as amended, "An act providing for the planning and
3 regulation of community sewage systems and individual sewage
4 systems; requiring municipalities to submit plans for systems
5 in their jurisdiction; authorizing grants; requiring permits
6 for persons installing such systems; authorizing the
7 Department of Environmental Resources to adopt and administer
8 rules, regulations, standards and procedures; creating an
9 advisory committee; providing remedies and prescribing
10 penalties," requiring disclosure statements in certain land
11 sale contracts.

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

14 Section 1. The title, act of January 24, 1966 (1965
15 P.L.1535, No.537), known as the "Pennsylvania Sewage Facilities
16 Act," amended July 22, 1974 (P.L.621, No.208), is amended to
17 read:

AN ACT

18
19 Providing for the planning and regulation of community sewage
20 systems and individual sewage systems; requiring

1 municipalities to submit plans for systems in their
2 jurisdiction; authorizing grants; requiring permits for
3 persons installing such systems; requiring disclosure
4 statements in certain land sale contracts; authorizing the
5 Department of Environmental Resources to adopt and administer
6 rules, regulations, standards and procedures; creating an
7 advisory committee; providing remedies and prescribing
8 penalties.

9 Section 2. The act is amended by adding a section to read:

10 Section 7.1. Land Sale Contracts.--(a) Every contract for
11 the sale of a lot as defined in section 2 for which there is no
12 currently existing community sewage system available shall
13 contain a statement in the contract clearly indicating to the
14 buyer that there is no community sewage system available and
15 that a permit for an individual sewage system will have to be
16 obtained pursuant to section 7. The contract shall also clearly
17 state that the buyer should contact the local agency charged
18 with administering this act before signing the contract to
19 determine the procedure and requirements for obtaining a permit
20 for an individual sewage system if one has not already been
21 obtained.

22 (b) Any contract for the sale of a lot which does not
23 conform to the requirements of subsection (a) shall not be
24 enforceable by the seller against the buyer. Any term of such
25 contract purporting to waive the rights of the buyer to the
26 disclosures required in subsection (a) shall be void.

27 Section 3. This act shall take effect in 60 days and shall
28 apply to all contracts made thereafter.