

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL
No. 1652 Session of
1997

INTRODUCED BY BELARDI, CAWLEY AND STABACK, JUNE 11, 1997

REFERRED TO COMMITTEE ON URBAN AFFAIRS, JUNE 11, 1997

AN ACT

1 Providing for restrictions on purchases of real property in
2 cities of the second class A.

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

5 Section 1. Restrictions on purchases.

6 (a) General rule.--Deeds for any real property exposed for
7 any sale in a city of the second class A shall not be exchanged
8 any sooner than 15 days nor later than 30 days after any sale.

9 (b) Petition.--A city of the second class A may, within 15
10 days of any sale of real estate, petition the court of common
11 pleas to prohibit the transfer of any deed for any property
12 exposed for any sale which is located in that city to any
13 purchaser who is proven to meet any of the criteria set forth in
14 the city's petition.

15 (c) Criteria.--The petition of the city of the second class
16 A shall, at a minimum, allege that the purchaser has over the
17 last five years exhibited a course of conduct which demonstrates

1 that the purchaser:

2 (1) permits uncorrected housing code violations to
3 continue unabated after being convicted of those violations;

4 (2) fails to maintain the property owned by that
5 purchaser in a reasonable manner;

6 (3) permits the use of property in an unsafe or
7 unsanitary manner; or

8 (4) acts or has acted as an agent for a purchaser who
9 seeks to avoid the limitations placed on the purchase of
10 property by this act.

11 Allegations under this subsection shall be proved by a
12 preponderance of the evidence.

13 (d) Local agent.--Any purchaser who is not a resident of the
14 city shall designate an agent that has a residence or place of
15 business within the city to receive complaints on the
16 purchaser's behalf.

17 (e) Definitions.--As used in this section, the following
18 words and phrases shall have the meanings given to them in this
19 subsection:

20 "Purchaser." Any individual, partner, shareholder, trust,
21 partnership, limited partnership, corporation or any other
22 business association, or any trust, partnership, limited
23 partnership, corporation or any other business association that
24 has any individual as part of the business association who had
25 any ownership interest or rights in the property. A change of
26 name or business status shall not defeat the purpose of this
27 section.

28 "Uncorrected housing code violations." Any conviction of a
29 violation of the housing code of a city of the second class A
30 which is not remedied within six months of conviction.

1 Section 2. Application.

2 This act shall apply to all sales conducted on or after
3 January 1, 1998.

4 Section 3. Effective date.

5 This act shall take effect in 30 days.