

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 997 Session of  
1999

INTRODUCED BY BRIGHTBILL, JUBELIRER, PICCOLA, EARLL, KITCHEN,  
O'PAKE, HELFRICK, MADIGAN, HOLL, SALVATORE, COSTA, LEMMOND,  
WHITE, CORMAN, GERLACH, THOMPSON AND SLOCUM, JUNE 3, 1999

REFERRED TO URBAN AFFAIRS AND HOUSING, JUNE 3, 1999

AN ACT

1 Requiring purchasers of real estate with buildings thereon to  
2 bring the buildings into compliance with municipal codes;  
3 providing for nuisance abatement; and imposing penalties.

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

6 Section 1. Short title.

7 This act shall be known and may be cited as the Municipal  
8 Code and Ordinance Compliance Act.

9 Section 2. Definitions.

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

13 "Constructive knowledge." Knowledge of a violation listed on  
14 the seller's property disclosure statement made pursuant to the  
15 act of July 2, 1996 (P.L.500, No.84), known as the Real Estate  
16 Seller Disclosure Act, a violation appearing on a buyer's  
17 notification certificate provided by a municipality, or a  
18 violation that is a matter of public record.

1 "Known to have." Knowledge of a violation based on actual or  
2 constructive knowledge.

3 "Municipality." Any county, city, borough, incorporated  
4 town, township, home rule municipality, optional plan  
5 municipality, optional charter municipality or any similar  
6 general purpose unit of government which may be created or  
7 authorized by statute.

8 Section 3. Compliance requirement.

9 (a) General rule.--Any purchaser of any building, structure  
10 or part of a building or structure known to have substantial  
11 violations of municipal codes relating to building, housing,  
12 property maintenance or fire is required to make a reasonable  
13 attempt to bring the building, structure or that part of a  
14 building or structure into compliance with those codes or  
15 demolish the building or structure within 18 months of the date  
16 of purchase.

17 (b) Penalty.--Failure to comply with the requirements of  
18 subsection (a) shall result in the purchaser being personally  
19 liable for the costs of repairs or demolition and a fine of not  
20 less than \$1,000 and not more than \$10,000. Fines shall be  
21 remitted to the municipality in which the building, structure or  
22 part of a building or structure is located. In municipalities  
23 with low-income housing, not less than one third of the fine  
24 imposed shall be used by the municipality for low-income housing  
25 in a manner determined by the municipality.

26 (c) Nuisance ordinances.--

27 (1) Any purchaser of any lot or parcel of land known to  
28 have substantial violations of municipal nuisance ordinances  
29 relating to maintenance, health or safety is required to make  
30 a reasonable attempt to abate the nuisance within one year of

1 the date of purchase.

2 (2) Failure to comply with the requirements of this  
3 subsection shall result in the purchaser being personally  
4 liable for the cost of maintenance and a fine of not less  
5 than \$1,000 and not more than \$10,000. Fines shall be  
6 remitted to the municipality in which the lot or parcel of  
7 land is located.

8 (d) Enforcement.--Local municipalities are authorized to  
9 enforce the provisions of this section.

10 Section 4. Effective date.

11 This act shall take effect in 60 days.