
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE RESOLUTION

No. 350 Session of
2009

INTRODUCED BY SIPTROTH, SCAVELLO, BARRAR, BRADFORD, CALTAGIRONE,
CARROLL, COHEN, DONATUCCI, HENNESSEY, MURT, O'NEILL, PEIFER,
READSHAW, SANTONI, WATERS, WATSON AND YOUNGBLOOD,
JUNE 12, 2009

REFERRED TO COMMITTEE ON URBAN AFFAIRS, JUNE 12, 2009

A RESOLUTION

1 Directing the Joint State Government Commission to conduct a
2 study on the impact of common interest ownership communities
3 on local governments and the Commonwealth, the challenges
4 facing the residents and governing bodies of these common
5 interest ownership communities and opportunities for the
6 Commonwealth to assist local governments and common interest
7 ownership communities to deliver adequate services to their
8 residents at an affordable cost.

9 WHEREAS, According to the Pennsylvania and Delaware Valley
10 Chapter of the Community Associations Institute, there are
11 approximately 15,000 common interest ownership communities,
12 which have a total of approximately three million property
13 owners in Pennsylvania, which represents an estimated 25% of the
14 population; and

15 WHEREAS, In many instances, common interest ownership
16 communities provide some of the same services that the
17 municipalities in which these communities are located provide to
18 individuals who do not live in common interest ownership
19 communities; and

20 WHEREAS, As a result, residents of common interest

1 communities often pay twice for the same services, once in the
2 form of assessments paid to their community association and
3 again in the form of municipal taxes; and

4 WHEREAS, Residents of common interest communities contribute
5 to State-funded programs that provide infrastructure
6 improvements with their State tax dollars, but residents'
7 community associations are often ineligible to apply for these
8 programs to address infrastructure needs; and

9 WHEREAS, The public benefits from various types of
10 infrastructure within the common interest communities,
11 including, but not limited to, storm water management
12 facilities, dams, on-lot septic systems and public roads; and

13 WHEREAS, Because many private wells and on-lot septic systems
14 within common interest communities were constructed before the
15 adoption of the Uniform Construction Code, the municipalities in
16 which they are located may not have inspected them. These wells
17 may be at the end of their operational lives or contaminating
18 the groundwater; and

19 WHEREAS, Rising foreclosure rates and the national economic
20 downturn have made it difficult for common interest ownership
21 communities to collect assessments from an increasing number of
22 residents, thereby making it more difficult to maintain the
23 commonly held property within these communities; therefore be it

24 RESOLVED, That the House of Representatives direct the Joint
25 State Government Commission to conduct a study of the impact of
26 common interest ownership communities as described under the
27 Real Estate Cooperative Act, the Uniform Condominium Act and the
28 Uniform Planned Community Act on local governments and the
29 Commonwealth, the challenges facing the residents and governing
30 bodies of common interest ownership communities and

1 opportunities for the Commonwealth to assist local governments
2 and common interest ownership communities to deliver adequate
3 services to their residents at an affordable cost; and be it
4 further

5 RESOLVED, That the Joint State Government Commission study,
6 at a minimum, all of the following:

7 (1) The number of common interest ownership communities
8 in each county.

9 (2) The number of common interest ownership communities
10 in each municipality.

11 (3) The approximate amount of State taxes paid each year
12 by residents of interest ownership communities.

13 (4) The approximate amount of local taxes paid each year
14 by residents of interest ownership communities to each
15 municipality.

16 (5) The amount and age of current infrastructure within
17 the common interest ownership communities.

18 (6) The impact of allowing common interest ownership
19 communities to access State funds for infrastructure
20 improvements.

21 (7) Whether there are opportunities for the Commonwealth
22 to assist local governments and common interest ownership
23 communities to deliver adequate services to their residents
24 at an affordable cost;

25 and be it further

26 RESOLVED, That the Joint State Government Commission report
27 its findings and recommendations to the House of Representatives
28 no later than one year after the adoption of this resolution.