

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1644 Session of
2013

INTRODUCED BY TAYLOR, GODSHALL, WATSON, MILLARD, O'BRIEN, GROVE,
COHEN, MURT AND GINGRICH, AUGUST 23, 2013

REFERRED TO COMMITTEE ON LOCAL GOVERNMENT, AUGUST 23, 2013

AN ACT

1 Amending Title 53 (Municipalities Generally) of the Pennsylvania
2 Consolidated Statutes, in municipal authorities, further
3 providing for purposes and powers.

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

6 Section 1. Section 5607(d)(27) of Title 53 of the
7 Pennsylvania Consolidated Statutes is amended by adding a
8 subparagraph to read:

9 § 5607. Purposes and powers.

10 * * *

11 (d) Powers.--Every authority may exercise all powers
12 necessary or convenient for the carrying out of the purposes set
13 forth in this section, including, but without limiting the
14 generality of the foregoing, the following rights and powers:

15 * * *

16 (27) * * *

17 (x) An authority that has made an election under
18 subparagraph (i)(C) may further elect to calculate, for

1 the assessment years included in a plan and budget, the
2 assessments on single-family residential properties,
3 including those that are part of a planned unit
4 development, residential cooperative properties and
5 residential condominium properties, at the lower of the
6 amount determined under subparagraph (i) (C) or that
7 aggregate value of assessments that will not exceed 5% of
8 the authority's total annual assessments, subject to the
9 following:

10 (A) Any aggregate reduction in assessments on
11 residential properties shall increase the assessments
12 on the remaining properties in proportion to the
13 assessments of the remaining properties calculated
14 under subparagraph (i) (C) (IV).

15 (B) Any further election shall be made for all
16 assessment years included in a plan and budget,
17 except that, for a current plan and budget, the
18 further election shall be made for the years
19 remaining in the plan and budget. Once made, the
20 further election shall remain in effect for all such
21 assessment years included in the plan and budget.

22 (C) An authority making the further election
23 shall hold a hearing on the proposed method of
24 calculation. Written notice of the hearing shall be
25 given to all owners of properties assessed by the
26 district at least 30 days prior to the hearing. The
27 notice shall state the proposed method of
28 calculation.

29 (D) The authority shall take no action on the
30 proposed method of calculation if objection is made

1 in writing by owners of properties representing one-
2 third of the amount of all assessments in the
3 district. In the case of a condominium formed under
4 68 Pa.C.S. Pt. II Subpt. B, the condominium
5 association and all condominium units shall be
6 treated as one property, valued in the manner
7 described in subparagraph (i) (C) (II). Any objection
8 must be made within 30 days of the hearing in
9 writing signed by the property owner and filed in the
10 registered office of the authority.

11 (E) No further hearing shall be required, no
12 amendment of the authority's plan and budget shall be
13 required and no action on the part of the
14 municipality shall be required.

15 * * *

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