

## THE GENERAL ASSEMBLY OF PENNSYLVANIA

**SENATE BILL****No. 482** Session of  
2015

INTRODUCED BY BREWSTER, ARGALL, TEPLITZ, WILLIAMS, MCGARRIGLE,  
STEFANO, GORDNER, SCHWANK, WARD, VULAKOVICH, COSTA, WOZNIAK,  
RAFFERTY, FARNESE, YAW AND BLAKE, FEBRUARY 13, 2015

AS REPORTED FROM COMMITTEE ON URBAN AFFAIRS, HOUSE OF  
REPRESENTATIVES, AS AMENDED, SEPTEMBER 21, 2016

## AN ACT

1 Amending the act of July 7, 1947 (P.L.1368, No.542), entitled,  
2 as amended, "An act amending, revising and consolidating the  
3 laws relating to delinquent county, city, except of the first  
4 and second class and second class A, borough, town, township,  
5 school district, except of the first class and school  
6 districts within cities of the second class A, and  
7 institution district taxes, providing when, how and upon what  
8 property, and to what extent liens shall be allowed for such  
9 taxes, the return and entering of claims therefor; the  
10 collection and adjudication of such claims, sales of real  
11 property, including seated and unseated lands, subject to the  
12 lien of such tax claims; the disposition of the proceeds  
13 thereof, including State taxes and municipal claims recovered  
14 and the redemption of property; providing for the discharge  
15 and divestiture by certain tax sales of all estates in  
16 property and of mortgages and liens on such property, and the  
17 proceedings therefor; creating a Tax Claim Bureau in each  
18 county, except counties of the first and second class, to act  
19 as agent for taxing districts; defining its powers and  
20 duties, including sales of property, the management of  
21 property taken in sequestration, and the management, sale and  
22 disposition of property heretofore sold to the county  
23 commissioners, taxing districts and trustees at tax sales;  
24 providing a method for the service of process and notices;  
25 imposing duties on taxing districts and their officers and on  
26 tax collectors, and certain expenses on counties and for  
27 their reimbursement by taxing districts; and repealing  
28 existing laws," further providing for the title of the act;  
29 and, in sale of property, providing for Optional County  
30 Demolition and Rehabilitation Fund.

1 The General Assembly of the Commonwealth of Pennsylvania  
2 hereby enacts as follows:

3 Section 1. The title of the act of July 7, 1947 (P.L.1368,  
4 No.542), known as the Real Estate Tax Sale Law, amended  
5 September 26, 1981 (P.L.274, No.92), is amended to read:

6 AN ACT

7 Amending, revising and consolidating the laws relating to  
8 delinquent county, city, except of the first and second class  
9 and second class A, borough, town, township, school district,  
10 except of the first class and school districts within cities  
11 of the second class A, and institution district taxes,  
12 providing when, how and upon what property, and to what  
13 extent liens shall be allowed for such taxes, the return and  
14 entering of claims therefor; the collection and adjudication  
15 of such claims, sales of real property, including seated and  
16 unseated lands, subject to the lien of such tax claims; the  
17 disposition of the proceeds thereof, including State taxes  
18 and municipal claims recovered and the redemption of  
19 property; providing for the discharge and divestiture by  
20 certain tax sales of all estates in property and of mortgages  
21 and liens on such property, and the proceedings therefor;  
22 creating a Tax Claim Bureau in each county, except counties  
23 of the first and second class, to act as agent for taxing  
24 districts; defining its powers and duties, including sales of  
25 property, the management of property taken in sequestration,  
26 and the management, sale and disposition of property  
27 heretofore sold to the county commissioners, taxing districts  
28 and trustees at tax sales; providing a method for the service  
29 of process and notices; imposing duties on taxing districts  
30 and their officers and on tax collectors, and certain

1 expenses on counties and for their reimbursement by taxing  
2 districts; providing for an optional county demolition and  
3 rehabilitation fund in each county; and repealing existing  
4 laws.

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

6 Section 631. Optional County Demolition and Rehabilitation

7 Fund.--(a) A county of the first, second, second class A,

8 third, fourth, fifth, sixth, seventh and eighth class and home

9 rule charter county of these classes that imposes the fee

10 authorized under subsection (b) shall, by ordinance, establish a

11 county demolition and rehabilitation fund.

12 (b) The governing body of a county may, by ordinance, impose

13 a fee not to exceed ten per centum (10%) of the ~~purchase~~ <--

14 ASSESSED price of a property BEING sold for delinquent taxes AND <--

15 SHALL PROVIDE A PUBLIC NOTICE STATING THE ESTABLISHMENT OF THE

16 FEE AND ITS PER CENTUM RATE in accordance with this act OR OTHER <--

17 LAW. The bureau, taxing district or other government entity

18 conducting the sale of the property shall determine the amount

19 of the fee based on the final ~~purchase~~ ASSESSED price and <--

20 collect it at the time of sale from the buyer as a condition of

21 conveying title to the property. The fee raised shall be

22 deposited into a fund established under subsection (a).

23 (c) An ordinance establishing a fund under subsection (a)

24 shall include all of the following:

25 (1) The method of custody, divestiture, disbursement and

26 application of moneys deposited into the fund consistent with

27 the laws of this Commonwealth and generally acceptable

28 accounting principles.

29 (2) The manner of notifying the bureau, taxing district or

30 any other government entity conducting the sale of a property

1 for delinquent taxes that a fund under subsection (a) has been  
2 established and that the fee imposed under subsection (b) shall  
3 be collected and deposited in accordance with this section.

4 (3) The fee imposed under subsection (b) shall apply to the  
5 sale of a property for delinquent taxes conducted in the  
6 calendar year beginning not less than ninety (90) days after the  
7 effective date of the ordinance.

8 (4) Any other terms and conditions the county deems  
9 reasonable and necessary for operation of the fund established  
10 under subsection (a).

11 ~~(d) A fund established under subsection (a) shall be used~~ <--  
12 ~~exclusively by the county or, upon approval of the county~~  
13 ~~commissioners or other governing body, by any taxing district,~~  
14 ~~redevelopment authority, land bank or other government entity~~  
15 ~~for the demolition or rehabilitation of blighted property~~  
16 ~~located in the county and owned by a government entity.~~

17 (D) A FUND ESTABLISHED UNDER SUBSECTION (A) MAY BE USED <--  
18 ONLY:

19 (1) BY THE COUNTY; AND

20 (2) UPON APPROVAL OF THE COUNTY COMMISSIONERS OR OTHER  
21 GOVERNING BODY, BY ANY NOT-FOR-PROFIT OR FOR-PROFIT CORPORATION  
22 THAT HAS A CONTRACT WITH THE COUNTY OR ANY TAXING DISTRICT,  
23 REDEVELOPMENT AUTHORITY, LAND BANK OR OTHER GOVERNMENT ENTITY,  
24 FOR THE DEMOLITION OR REHABILITATION OF BLIGHTED PROPERTY  
25 LOCATED IN THE COUNTY.

26 (e) This section shall not apply to a property sold for  
27 delinquent real property taxes to a nonprofit entity, land bank  
28 or government entity.

29 Section 3. This act shall take effect in 60 days.