

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 817 Session of
2021INTRODUCED BY ISAACSON, DRISCOLL, HILL-EVANS, HOHENSTEIN AND
KENYATTA, MARCH 8, 2021AS REPORTED FROM COMMITTEE ON LABOR AND INDUSTRY, HOUSE OF
REPRESENTATIVES, AS AMENDED, MAY 23, 2022

AN ACT

1 Amending Title 68 (Real and Personal Property) of the
2 Pennsylvania Consolidated Statutes, in real estate
3 foreclosure, providing for ~~building permit information~~ CODE <--
4 COMPLIANCE NOTICE following sheriff's sale.

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

7 Section 1. Title 68 of the Pennsylvania Consolidated
8 Statutes is amended by adding a section to read:

9 ~~§ 2307.1. Building permit information~~ CODE COMPLIANCE NOTICE <--
10 ~~following sheriff's sale.~~

11 ~~(a) General rule~~ NOTICE.--The Department of Labor and <--
12 Industry shall prepare and provide a ~~building code information~~ <--
13 ~~document for each county in this Commonwealth. Each document~~
14 ~~shall include, but not be limited to:~~

15 ~~(1) Contact information for municipal code enforcement~~
16 ~~offices.~~

17 ~~(2) Information on building permits and other permits~~
18 ~~that may be required before construction on a property can~~

1 commence.

2 ~~(3) Any other information the Department of Labor and~~
3 ~~Industry deems necessary.~~ CODE COMPLIANCE NOTICE FOR EACH <--
4 COUNTY IN THIS COMMONWEALTH. THE FOLLOWING APPLY:

5 (1) THE NOTICE SHALL BE PROVIDED TO EACH COUNTY SHERIFF
6 WITHIN 30 DAYS OF THE EFFECTIVE DATE OF THIS PARAGRAPH.

7 (2) THE NOTICE MAY BE PROVIDED ELECTRONICALLY TO A
8 SHERIFF'S OFFICE IF THE DEPARTMENT OF LABOR AND INDUSTRY CAN
9 CONFIRM RECEIPT OF THE NOTICE.

10 (3) THE NOTICE FOR EACH COUNTY SHALL INCLUDE, BUT NOT BE
11 LIMITED TO, THE FOLLOWING:

12 (I) A LIST OF MUNICIPALITIES IN EACH COUNTY WITH THE
13 FOLLOWING INFORMATION FOR EACH MUNICIPALITY:

14 (A) GENERAL CONTACT INFORMATION FOR THE
15 MUNICIPALITY.

16 (B) IF THE MUNICIPALITY HAS ELECTED TO ENFORCE
17 THE UNIFORM CONSTRUCTION CODE UNDER THE ACT OF
18 NOVEMBER 10, 1999 (P.L.491, NO.45), KNOWN AS THE
19 PENNSYLVANIA CONSTRUCTION CODE ACT, AND:

20 (I) FOR MUNICIPALITIES THAT HAVE ELECTED TO
21 ENFORCE THE UNIFORM CONSTRUCTION CODE, THE NAME
22 AND CONTACT INFORMATION FOR THE BUILDING CODE
23 OFFICIAL AND WHETHER THE MUNICIPALITY HAS ENACTED
24 AMENDMENTS TO THE UNIFORM CONSTRUCTION CODE.

25 (II) FOR MUNICIPALITIES THAT HAVE ELECTED
26 NOT TO ENFORCE THE UNIFORM CONSTRUCTION CODE, THE
27 CONTACT INFORMATION FOR THE APPROPRIATE UNIFORM
28 CONSTRUCTION CODE STAFF AT THE DEPARTMENT OF
29 LABOR AND INDUSTRY.

30 (II) PLAIN LANGUAGE INFORMATION ABOUT COMPLIANCE

1 WITH THE UNIFORM CONSTRUCTION CODE AND THE PERMITS THAT
2 MAY BE REQUIRED BEFORE CONSTRUCTION ON A PROPERTY CAN
3 COMMENCE. THE INFORMATION UNDER THIS SUBPARAGRAPH SHALL
4 INCLUDE A STATEMENT THAT THE PURCHASER SHOULD CONTACT THE
5 BUILDING CODE OFFICIAL OR THE DEPARTMENT OF LABOR AND
6 INDUSTRY, WHICHEVER IS APPLICABLE FOR THE MUNICIPALITY
7 WHERE THE PROPERTY IS LOCATED, TO OBTAIN ADDITIONAL
8 INFORMATION ABOUT THE REQUIREMENTS OF THE UNIFORM
9 CONSTRUCTION CODE.

10 (III) PLAIN LANGUAGE INFORMATION EXPLAINING THAT
11 MUNICIPALITIES MAY HAVE ENACTED MUNICIPAL ZONING
12 ORDINANCES OR OTHER MUNICIPAL ORDINANCES, WHICH MAY
13 REQUIRE A PERMIT, A VARIANCE OR OTHER COMPLIANCE MEASURES
14 BEFORE CONSTRUCTION ON A PROPERTY MAY COMMENCE. THE
15 INFORMATION UNDER THIS SUBPARAGRAPH SHALL INCLUDE A
16 STATEMENT THAT THE PURCHASER SHOULD CONTACT THE
17 MUNICIPALITY WHERE THE PROPERTY IS LOCATED TO OBTAIN
18 ADDITIONAL INFORMATION ABOUT HOW TO COMPLY WITH MUNICIPAL
19 REQUIREMENTS.

20 (IV) ANY OTHER RELEVANT INFORMATION THAT THE
21 DEPARTMENT OF LABOR AND INDUSTRY DEEMS APPROPRIATE TO
22 PROVIDE THE PURCHASER OF A PROPERTY AT A SHERIFF'S SALE.

23 (b) Duty of sheriff.--A sheriff shall provide the ~~document~~ <--
24 CODE COMPLIANCE NOTICE required under subsection (a) to any <--
25 purchaser of a property at a sheriff's sale. THE CODE COMPLIANCE <--
26 NOTICE SHALL BE POSTED ON THE SHERIFF'S PUBLICLY ACCESSIBLE
27 INTERNET WEBSITE, IN THE LOCATION WHERE OTHER INFORMATION ABOUT
28 SHERIFF'S SALES IS DISPLAYED, AND THE NOTICE SHALL BE MADE
29 AVAILABLE TO PROSPECTIVE PURCHASERS ATTENDING A SHERIFF'S SALE.

30 (c) Updates.--The Department of Labor and Industry shall be

1 responsible for updating the ~~documents~~ CODE COMPLIANCE NOTICES <--

2 under subsection (a) on an annual basis. THE FOLLOWING APPLY: <--

3 (1) THE UPDATED NOTICE SHALL BE PROVIDED TO EACH COUNTY
4 SHERIFF PRIOR TO DECEMBER 31 EACH YEAR, BEGINNING THE YEAR
5 AFTER THE NOTICE REQUIRED BY SUBSECTION (A) IS PROVIDED FOR
6 THE FIRST TIME.

7 (2) THE UPDATED NOTICE MAY BE PROVIDED ELECTRONICALLY TO
8 A SHERIFF'S OFFICE IF THE DEPARTMENT OF LABOR AND INDUSTRY
9 CAN CONFIRM RECEIPT OF THE UPDATED NOTICE.

10 (D) APPLICATION.--THE PROVISIONS OF THIS SECTION SHALL ALSO
11 APPLY TO PROPERTIES PURCHASED OR SOLD IN ACCORDANCE WITH THE
12 PROVISIONS OF THE ACT OF MAY 16, 1923 (P.L.207, NO.153),
13 REFERRED TO AS THE MUNICIPAL CLAIM AND TAX LIEN LAW, AND THE ACT
14 OF JULY 7, 1947 (P.L.1368, NO.542), KNOWN AS THE REAL ESTATE TAX
15 SALE LAW.

16 Section 2. This act shall take effect ~~in 60 days~~. AS <--
17 FOLLOWS:

18 (1) THIS SECTION SHALL TAKE EFFECT IMMEDIATELY.

19 (2) THE ADDITION OF 68 PA.C.S. § 2307.1(B) SHALL TAKE
20 EFFECT IN 151 DAYS.

21 (3) THE REMAINDER OF THIS ACT SHALL TAKE EFFECT IN 120
22 DAYS.