



HOUSE COMMITTEE ON APPROPRIATIONS

FISCAL NOTE

HOUSE BILL NO. 1340

PRINTERS NO. 1822

PRIME SPONSOR: White

COST / (SAVINGS)

FUND	FY 2014/15	FY 2015/16
County Funds	\$0	\$0

SUMMARY: Amends Title 68 (Real and Personal Property) with technical clarifications to the Uniform Planned Community Act (UPCA) and the Uniform Condominium Act (UCA). This legislation would take effect in 60 days.

ANALYSIS: Amends Title 68 with technical clarifications to UPCA and the UCA.

Amendment of Declaration [§ 3219 (d) and § 5219 (d) of Title 68]: This legislation establishes that the term “uses to which any unit is restricted” does not include the leasing of units. This change will:

- Clarify the authority for community associations to limit the leasing of units through an amendment process already permitted by state law; and
- Protect and preserve the market values of homes in community associations throughout PA.

Lien for Assessments [§ 3315 (d) and § 5315 (e) of Title 68]: This legislation expands this provision under the Acts to establish that a lien for unpaid assessments is extinguished unless proceedings to enforce the lien or actions or suits to recover sums for which the sections establish a lien are instituted within 4 (rather than the current 3) years after the assessments become payable. This change will:

- Serve as an effective mechanism to promote the payment of assessments and as appropriate security in the event of a serious delinquency; and
- Enable associations and their members to resolve assessment delinquencies without putting ownership of homes at risk through foreclosure proceedings intended to protect the association’s lien position.

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FISCAL IMPACT: This legislation would have no adverse fiscal impact on Commonwealth or county funds.

PREPARED BY: Tim Rodrigo
House Appropriations Committee (R)

DATE: June 29, 2015

Estimates are calculated using the best information available. Actual costs and revenue impact incurred may vary from estimates.