



HOUSE COMMITTEE ON APPROPRIATIONS

FISCAL NOTE

HOUSE BILL NO. 407

PRINTERS NO. 878

PRIME SPONSOR: Masser

COST / (SAVINGS)

FUND	FY 2018/19	FY 2019/20
General Fund	\$0	\$0
Political Subdivision Funds	\$0	\$0

SUMMARY: Provides a standard definition for the term "blighted property", which would apply whenever the term is used in any statute enacted after September 1, 1937, unless clearly stated otherwise. This legislation would take effect in 60 days.

ANALYSIS: This legislation amends Section 1991 of Title 1 to create a standard definition of "blighted property".

"Blighted property" includes:

- (1) A premises:
 - (i) determined to be a public nuisance due to physical condition and declared a danger to public health, safety and welfare, or public nuisance as regulated by a locally adopted property maintenance code or, if no such code exists, any compatible code enacted by the PA Construction Code Act; or
 - (ii) the condition of which contains an attractive nuisance created by physical condition, use or occupancy, including abandoned water wells, shafts, basements, excavations and unsafe fences or other structures, or which contains an unauthorized entry, unsafe equipment or other safety risk.
- (2) A dwelling that has been condemned or otherwise deemed unfit for occupancy or use by the local authority having jurisdiction due to dilapidated, unsanitary, unsafe, or vermin infested condition or that is lacking in the facilities and equipment as required by the PA Construction Code Act.
- (3) A structure determined by the local authority having jurisdiction to be a fire hazard or otherwise that could easily catch fire or cause a fire and endanger public health, safety and welfare.
- (4) A vacant or unimproved lot or parcel in a predominantly developed neighborhood that has become a place for the accumulation of trash and debris or haven for rodents and other vermin due to neglect or lack of maintenance.
- (5) A property that is vacant and has not been rehabilitated within one year from receipt of notice for corrective action, as issued by the local authority having jurisdiction, except a property where a valid construction permit is in place.

- (6) A vacant or unimproved lot or parcel subject to a municipal lien for the cost of demolition of a structure previously located on the property and for which no lien payments have been made for 12 months.
- (7) A vacant or unimproved lot or parcel of ground on which the total municipal liens for delinquent real estate and property tax or any other type of municipal claim are greater than 150% of the fair market value of the property as established by the board of assessment appeals or other body authorized to determine the taxable value of the property.
- (8) A property that has been declared abandoned in writing by the owner, including an estate that is in possession of the property.

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

PREPARED BY: Tim Rodrigo
House Appropriations Committee (R)

DATE: March 12, 2019

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