



# HOUSE COMMITTEE ON APPROPRIATIONS

## FISCAL NOTE

HOUSE BILL NO. 711

PRINTER'S NO. 657

PRIME SPONSOR: Kinkead

### COST / (SAVINGS)

FUND	FY 2022/23	FY 2023/24
General Fund	\$0	See Fiscal Impact
Local Funds	\$0	See Fiscal Impact

### SUMMARY:

House Bill 711, Printer's Number 657 expands certain Sheriff's Sale provisions to municipalities in Allegheny County currently afforded to Philadelphia.

### ANALYSIS:

This bill amends the Municipal Claim and Tax Lien Law to allow a city of the second class (the City of Pittsburgh), a county of the second class (Allegheny County), or a municipality therein to impose a municipal claim, municipal lien, tax, tax claim, or tax lien on property in order to sell a property through Sheriff's Sale. This is currently an authority granted to Philadelphia.

For properties located within Allegheny County, the legislation also reduces the time that property owners have to redeem the property sold at Sheriff Sale from nine months to three months. The nine-month redemption period would remain for Philadelphia.

The legislation also allows the mayor of Pittsburgh to designate an agency for the acquisition, administration, maintenance, and disposition of property acquired by the city at a Sheriff's Sale. It also permits the city to act as an agent for a taxing authority having a claim against property pursuant to a locally negotiated agreement.

This legislation would take effect 60 days upon enactment.

### FISCAL IMPACT:

This legislation is not expected to adversely impact commonwealth funds directly. Sheriff's Sales are conducted at the local level, so municipal budgets, and specifically those located in and including Allegheny County, could be impacted if they acquire property pursuant to the statute and can recoup their delinquent tax funds quicker.

This legislation could potentially impact the Department of Community and Economic Development and Department of State because these agencies process documentation required from jurisdictions that establish land banks. For example, local governments and land banks are required to file their authorizing ordinance for the establishment of a land bank with both departments, as well as an annual audit of income and expenditures in a report of its activities in the prior year to the Department of Community and Economic Development. If Pittsburgh, Allegheny County, and other municipalities therein can more easily acquire property through Sheriff's Sales for land banks because of this legislation, this could result in increased processing duties within these agencies. However, these are duties that can likely be completed within the departments' current budget and staffing resources.

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**DATE:** June 12, 2023

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