

SENATE APPROPRIATIONS COMMITTEE FISCAL NOTE

BILL NO. Senate Bill 931

PRINTER NO. 1143

AMOUNT

Minimal Fiscal Impact

FUND

General Fund

DATE INTRODUCED

June 29, 2015

PRIME SPONSOR

Senator Rafferty

DESCRIPTION AND PURPOSE OF BILL

Senate Bill 931 amends Title 26 (Eminent Domain) of the Pennsylvania Consolidated Statutes regarding moving and related expenses of displaced persons, replacement housing for homeowners and replacement housing for tenants and others.

This legislation is necessary in order to bring the Commonwealth of Pennsylvania into compliance with recent MAP-21 changes to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended by Congress.

Title 26 is amended as follows:

- §902 is amended by increasing the allowable actual, reasonable expenses necessary to reestablish a displaced farm, nonprofit organization or small business at its new site from \$12,000 to up to \$25,000;
- §903 is amended by increasing the payment limit from \$27,000 to \$31,000 for a displaced homeowner who is displaced from a dwelling actually owned and occupied by the displaced person and decreases the time period of required ownership from 180 days to not less than 90 days prior to the initiation of negotiations for the acquisition of the property or the receipt of written notice from the acquiring agency of intent to acquire or order to vacate; and
- §904 is amended by increasing the payment limit from \$6,300 to \$7,200 for displaced tenants to enable the displaced person to lease a comparable replacement dwelling.

This act shall take effect immediately.

FISCAL IMPACT:

The enactment of this legislation will increase costs to the Commonwealth when it exercises its eminent domain rights in order to obtain real property for public works projects. The potential amount of additional costs to the Commonwealth cannot be quantified at this time because the number of properties that may be subject to taking by eminent domain and the damages that may be due to property owners are unknown and would vary from one public works project to another.

It's assumed that any additional costs to the Commonwealth would be minimal relative to the scope of the public works projects.