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House of Representatives
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

MEMORANDUM

TO: All House Members

FROM: Rep. Tina Davis *Tina Davis*

DATE: November 29, 2011

RE: Introduction of Legislation-Foreclosed Property Registration Act

In the near future I plan to introduce legislation that would require an entity that has foreclosed on a property to maintain that property and register it with the municipality in which it is located.

As I am sure you are aware, the recession and real estate collapse has left our Commonwealth with thousands of foreclosed properties and vacant properties. Sadly, many of these foreclosed properties are evolving into blighted properties that will be a mark on their communities for years to come. Too often these properties fall prey to the destructive methods of looters, who scavenge copper and other valuable building materials. In addition, the problem of squatters illegally occupying a foreclosed property often ends with the destruction of the property and lower real estate values for the community.

In other cases, tragedy can occur in these forgotten foreclosed properties when they are not properly maintained. For instance, the body of a woman was recently found in Lackawanna County by a real estate agent. It is believed that the woman was evicted in 2010 and then broke into the house to live. The body could have been in the foreclosed home as long as 18 months. That means this property was vacant and unmaintained for over a year and a half.

My legislation would require the entity that forecloses on a property to register it with the municipality in which it is located. The entity would then be required to have a representative inspect and maintain the property on a monthly basis while it is vacant. Additionally, my legislation provides the entity that forecloses on a property the option to contract with the municipality to perform certain exterior maintenance work in order to maintain the property to code.

By imposing these simple requirements, we can ensure that these properties are habitable and can be sold in a timely manner. Getting these properties back in the hands of working families is in the best interest of lenders, property buyers and our municipalities.

If you would like to join me in support of this bill, please contact Debbie Brady in my office at (717) 783-4903, or via email at dbrady@pahouse.net.