
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2586 Session of
2020

INTRODUCED BY SANCHEZ, KINSEY, FREEMAN, HANBIDGE, ROZZI,
DELLOSO, HOWARD, NEILSON, HILL-EVANS AND CIRESI,
JUNE 15, 2020

REFERRED TO COMMITTEE ON LOCAL GOVERNMENT, JUNE 15, 2020

AN ACT

1 Amending Title 35 (Health and Safety) of the Pennsylvania
2 Consolidated Statutes, in local organizations and services,
3 further providing for general authority of political
4 subdivisions.

5 The General Assembly of the Commonwealth of Pennsylvania
6 hereby enacts as follows:

7 Section 1. Section 7501 of Title 35 of the Pennsylvania
8 Consolidated Statutes is amended by adding a subsection to read:
9 § 7501. General authority of political subdivisions.

10 * * *

11 (d.1) Tolling of permits.--For each political subdivision
12 included in a declaration of disaster emergency declared by the
13 Governor under section 7301 (relating to general authority of
14 Governor), the declaration of emergency shall toll the period
15 remaining to exercise the rights under a permit for the duration
16 of the declaration of disaster emergency. The declaration of
17 disaster emergency shall extend the period remaining to exercise
18 the rights under a permit or other authorization for 90 days in

1 addition to the tolled period. The provisions of this subsection
2 shall apply to the expiration of a building permit or other
3 permit issued by a political subdivision. The following shall
4 apply:

5 (1) Within 30 days after the termination of the
6 declaration of disaster emergency, the holder of a permit or
7 other authorization shall notify the issuing authority of the
8 intent to exercise the tolling and extension granted under
9 this subsection. The notice must be in writing and identify
10 the specific permit qualifying for extension.

11 (2) This subsection shall not apply to:

12 (i) A permit for a building, improvement or
13 development located outside the geographic area for which
14 the declaration of disaster emergency applies.

15 (ii) A permit under any programmatic or regional
16 general permit issued by the Army Corps of Engineers.

17 (iii) The holder of a permit who is determined by
18 the authorizing agency to be in significant noncompliance
19 with the conditions of the permit through the issuance of
20 a warning letter or notice of violation, the initiation
21 of formal enforcement or equivalent action.

22 (iv) A permit or other authorization that is subject
23 to a court order specifying an expiration date that would
24 be in conflict with the extensions granted in this
25 section.

26 (3) A permit that is extended shall be governed by the
27 laws, administrative rules and ordinances in effect when the
28 permit was issued, unless any party or the issuing authority
29 demonstrates that operating under those laws, administrative
30 rules or ordinances will create an immediate threat to public

1 health or safety.

2 (4) This subsection shall not restrict a municipality
3 from requiring property to be maintained and secured in a
4 safe and sanitary condition in compliance with applicable
5 laws, administrative rules or ordinances.

6 * * *

7 Section 2. This act shall take effect immediately.