

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 844

Session of
1977

INTRODUCED BY KURY AND MELLOW, MAY 3, 1977

REFERRED TO LOCAL GOVERNMENT, MAY 3, 1977

AN ACT

1 Amending the act of July 31, 1968 (P.L.805, No.247), entitled,
2 as amended, "An act to empower cities of the second class A,
3 and third class, boroughs, incorporated towns, townships of
4 the first and second classes including those within a county
5 of the second class and counties of the second class A
6 through eighth classes, individually or jointly, to plan
7 their development and to govern the same by zoning,
8 subdivision and land development ordinances, planned
9 residential development and other ordinances, by official
10 maps, by the reservation of certain land for future public
11 purpose and by the acquisition of such land; providing for
12 the establishment of planning commissions, planning
13 departments, planning committees and zoning hearing boards,
14 authorizing them to charge fees, make inspections and hold
15 public hearings; providing for appropriations, appeals to
16 courts and penalties for violations; and repealing acts and
17 parts of acts," providing for additional guarantees for
18 completion of final subdivision plats as specified.

19 The General Assembly of the Commonwealth of Pennsylvania
20 hereby enacts as follows:

21 Section 1. Section 509, act of July 31, 1968 (P.L.805,
22 No.247), known as the "Pennsylvania Municipalities Planning
23 Code," is amended to read:

24 Section 509. Completion of Improvements or Guarantee Thereof
25 Prerequisite to Final Plat Approval.--No plat shall be finally
26 approved unless the streets shown on such plat have been

1 improved to a mud-free or otherwise permanently passable
2 condition, or improved as may be required by the subdivision and
3 land development ordinance and any walkways, curbs, gutters,
4 street lights, fire hydrants, shade trees, water mains, sanitary
5 sewers, storm drains and other improvements as may be required
6 by the subdivision and land development ordinance have been
7 installed in accordance with such ordinance. In lieu of the
8 completion of any improvements required as a condition for the
9 final approval of a plat, the subdivision and land development
10 ordinance may provide for the deposit with the municipality of a
11 corporate bond, or other security acceptable to the governing
12 body in an amount sufficient to cover the costs of any
13 improvements which may be required. The subdivision and land
14 development ordinance shall provide for the deposit with the
15 municipality of a corporate bond, or other financial security,
16 acceptable to the governing body in an amount sufficient to
17 cover the costs of any improvements which may be required. Such
18 bond, or other security shall provide for, and secure to the
19 public, the completion of any improvements which may be required
20 within [the period fixed in the subdivision and land development
21 ordinance for such completion] one year of the date fixed in the
22 subdivision plat for completion of such improvements. In the
23 case where development is projected over a period of years, the
24 governing body or the planning agency may authorize submission
25 of final plats by section or stages of development subject to
26 such requirements or guarantees as to improvements in future
27 sections or stages of development as it finds essential for the
28 protection of any finally approved section of the development.

29 Section 2. This act shall take effect in 60 days.