

THE GENERAL ASSEMBLY OF PENNSYLVANIA

**SENATE BILL**

**No. 1107** Session of  
1977

INTRODUCED BY KURY, MELLOW, MURRAY AND GURZENDA,  
SEPTEMBER 27, 1977

REFERRED TO LOCAL GOVERNMENT, SEPTEMBER 27, 1977

AN ACT

1 Amending the act of July 7, 1947 (P.L.1368, No.542), entitled  
 2 "An act amending, revising and consolidating the laws  
 3 relating to delinquent county, city, except of the first and  
 4 second class and second class A, borough, town, township,  
 5 school district, except of the first class and school  
 6 districts within cities of the second class A, and  
 7 institution district taxes, providing when, how and upon what  
 8 property, and to what extent liens shall be allowed for such  
 9 taxes, the return and entering of claims therefor; the  
 10 collection and adjudication of such claims, sales of real  
 11 property, including seated and unseated lands, subject to the  
 12 lien of such tax claims; the disposition of the proceeds  
 13 thereof, including State taxes and municipal claims recovered  
 14 and the redemption of property; providing for the discharge  
 15 and divestiture by certain tax sales of all estates in  
 16 property and of mortgages and liens on such property, and the  
 17 proceedings therefor; creating a Tax Claim Bureau in each  
 18 county, except a county of the first class, to act as agent  
 19 for taxing districts; defining its powers and duties,  
 20 including sales of property, the management of property taken  
 21 in sequestration, and the management, sale and disposition of  
 22 property heretofore sold to the county commissioners, taxing  
 23 districts and trustees at tax sales; providing a method for  
 24 the service of process and notices; imposing duties on taxing  
 25 districts and their officers and on tax collectors, and  
 26 certain expenses on counties and for their reimbursement by  
 27 taxing districts; and repealing existing laws," further  
 28 providing for the leasing of certain property by counties.

29 The General Assembly of the Commonwealth of Pennsylvania  
 30 hereby enacts as follows:

31 Section 1. Section 702, act of July 7, 1947 (P.L.1368,

1 No.542), known as the "Real Estate Tax Sale Law," amended May  
2 29, 1956 (P.L.1814, No.603), is amended to read:

3 Section 702. Powers and Duties of Bureau as Agent.--The  
4 property turned over to it, as provided in the preceding  
5 section, shall not be subject to redemption and until finally  
6 sold, as hereinafter provided, the bureau shall manage and  
7 control the property for the trustee county with power, (a) to  
8 lease the property for a period [not exceeding one (1) year] of  
9 five (5) years with the [usual] privilege of renewal on  
10 termination thereof upon three (3) months' notice, and any such  
11 lease may be on a royalty basis for the purpose of extracting  
12 any minerals or oil or the cutting of timber, (b) to make such  
13 repairs to the property as may be reasonably necessary to  
14 restore and maintain it in a tenantable condition, and to carry  
15 insurance on such property, (c) to advertise the property for  
16 sale or for rent, (d) to appoint an agent or agents who shall be  
17 a licensed real estate broker or agent to collect the rentals,  
18 and pay such agents the customary commissions for rent  
19 collection, (e) to harvest and sell the crops or produce of the  
20 property, (f) to sell any scrap or salvage resulting from  
21 repairs or alterations to buildings on the property or from the  
22 demolition of buildings no longer safe for occupancy, (g) to  
23 recover the cost of advertising, repairs, alterations or  
24 demolition of buildings, the harvesting of crops and the  
25 commissions of rental agents from the rental or sale of the  
26 property or any crops or salvage therefrom, and (h) to sell the  
27 property at private sale, to give options thereon and receive  
28 option money, and to make deeds for such property when sold in  
29 the manner provided by and subject to the provisions of sections  
30 613, 614 and 615 in so far as they may be applicable.

1       The bureau shall not in any case incur any expense for the  
2 maintenance, repair or alteration of any such property in excess  
3 of eighty per centum (80%) of the amount of rental to be  
4 received for such property within a period of [one (1) year,]  
5 five (5) years, under a lease entered into at or before the time  
6 such expense is incurred.

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