

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2315 Session of  
2004

INTRODUCED BY CRAHALLA, J. TAYLOR, PETRONE, DENLINGER, GOOD,  
GOODMAN, HENNESSEY, HERSHEY, LEACH, McILHATTAN, PISTELLA,  
REICHLEY, SCAVELLO, SCRIMENTI, E. Z. TAYLOR, THOMAS, WATSON  
AND YOUNGBLOOD, FEBRUARY 3, 2004

REFERRED TO COMMITTEE ON URBAN AFFAIRS, FEBRUARY 3, 2004

AN ACT

1 Amending the act of July 7, 1947 (P.L.1368, No.542), entitled,  
2 as amended, "An act amending, revising and consolidating the  
3 laws relating to delinquent county, city, except of the first  
4 and 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 counties of the first and second class, to act  
19 as agent for taxing districts; defining its powers and  
20 duties, including sales of property, the management of  
21 property taken in sequestration, and the management, sale and  
22 disposition of property heretofore sold to the county  
23 commissioners, taxing districts and trustees at tax sales;  
24 providing a method for the service of process and notices;  
25 imposing duties on taxing districts and their officers and on  
26 tax collectors, and certain expenses on counties and for  
27 their reimbursement by taxing districts; and repealing  
28 existing laws," further providing for hearing and order for  
29 judicial sale; and providing for combined judicial sales.

30 The General Assembly of the Commonwealth of Pennsylvania

1 hereby enacts as follows:

2 Section 1. Section 612 of the act of July 7, 1947 (P.L.1368,  
3 No.542), known as the Real Estate Tax Sale Law, is amended by  
4 adding a subsection to read:

5 Section 612. Hearing and Order for Judicial Sale.--

6 \* \* \*

7 (d) The court may fix a common date and place of sale for  
8 more than one property to be sold.

9 Section 2. The act is amended by adding a section to read:

10 Section 612.2. Combined Judicial Sales.--If the bureau has  
11 more than one property on which it was unable to obtain a bid  
12 sufficient to pay the upset price, it may, with the approval of  
13 the interested taxing districts, and in accordance with the  
14 requirements of this subarticle, petition for, and the court may  
15 authorize a combined sale of two or more of the properties, to  
16 be sold free and clear of all tax and municipal claims,  
17 mortgages, liens, charges and estates, except separately taxed  
18 ground rents, to the highest bidder, and that the purchaser at  
19 such sale shall take and thereafter have an absolute title to  
20 the properties sold free and clear of all tax and municipal  
21 claims, mortgages, liens, charges and estates of whatsoever  
22 kind, except ground rents, separately taxed.

23 Section 3. This act shall take effect in 60 days.