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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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**HOUSE BILL**

**No. 2295** Session of  
2008

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INTRODUCED BY PETRONE AND J. TAYLOR, MARCH 5, 2008

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REFERRED TO COMMITTEE ON URBAN AFFAIRS, MARCH 5, 2008

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AN ACT

1 Amending Title 68 (Real and Personal Property) of the  
2 Pennsylvania Consolidated Statutes, in management of  
3 condominiums, further providing for lien for assessments.

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

6 Section 1. Section 3315(b)(2)(i) of Title 68 of the  
7 Pennsylvania Consolidated Statutes is amended to read:

8 § 3315. Lien for assessments.

9 \* \* \*

10 (b) Priority of lien.--

11 \* \* \*

12 (2) Limited nondivestiture.--The association's lien for  
13 assessments shall be divested by a judicial sale of the unit:

14 (i) As to unpaid common expense assessments made  
15 under section 3314(b) (relating to assessments for common  
16 expenses) that come due during the six months immediately  
17 preceding the date of a judicial sale of a unit in an  
18 action to enforce collection of a lien against a unit[.]

1           by a judicial sale, only to the extent that the six  
2           months' unpaid assessments are paid out of the proceeds  
3           of the sale.

4                   \* \* \*

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