
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2365 Session of
2012

INTRODUCED BY TRUITT, CREIGHTON AND ROCK, MAY 16, 2012

REFERRED TO COMMITTEE ON LOCAL GOVERNMENT, MAY 16, 2012

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 through eighth
6 classes, individually or jointly, to plan their development
7 and to govern the same by zoning, subdivision and land
8 development ordinances, planned residential development and
9 other ordinances, by official maps, by the reservation of
10 certain land for future public purpose and by the acquisition
11 of such land; to promote the conservation of energy through
12 the use of planning practices and to promote the effective
13 utilization of renewable energy sources; providing for the
14 establishment of planning commissions, planning departments,
15 planning committees and zoning hearing boards, authorizing
16 them to charge fees, make inspections and hold public
17 hearings; providing for mediation; providing for transferable
18 development rights; providing for appropriations, appeals to
19 courts and penalties for violations; and repealing acts and
20 parts of acts," in subdivision and land development, further
21 providing for approval of plats.

22 The General Assembly of the Commonwealth of Pennsylvania

23 hereby enacts as follows:

24 Section 1. Section 508 introductory paragraph of the act of
25 July 31, 1968 (P.L.805, No.247), known as the Pennsylvania
26 Municipalities Planning Code, reenacted and amended December 21,
27 1988 (P.L.1329, No.170) and amended June 22, 2000 (P.L.495,
28 No.68), is amended and the section is amended by adding a

1 paragraph to read:

2 Section 508. Approval of Plats.--All applications for
3 approval of a plat (other than those governed by Article VII),
4 whether preliminary or final, shall be acted upon by the
5 governing body or the planning agency within such time limits as
6 may be fixed in the subdivision and land development ordinance
7 but the governing body or the planning agency shall render its
8 decision and communicate it to the applicant not later than 90
9 days following the date of the regular meeting of the governing
10 body or the planning agency (whichever first reviews the
11 application) next following the date the application is filed or
12 after a final order of court remanding an application, provided
13 that should the said next regular meeting occur more than 30
14 days following the filing of the application or the final order
15 of the court, the said 90-day period shall be measured from the
16 30th day following the day the application has been filed. The
17 following shall apply:

18 * * *

19 (8) No plat shall be finally approved unless the plat
20 contains a notice from the design consultant stating that:

21 (i) the design consultant has been properly compensated for
22 the creation of the development plan; and

23 (ii) the provisions of the development plan have been
24 released for use by the municipality and any applicable
25 regulatory agency.

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