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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 2065 Session of  
2014

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INTRODUCED BY MOUL, MARCH 10, 2014

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REFERRED TO COMMITTEE ON URBAN AFFAIRS, MARCH 10, 2014

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AN ACT

1 Amending the act of July 2, 2013 (P.L.204, No.37), entitled "An  
2 act amending Title 68 (Real and Personal Property) of the  
3 Pennsylvania Consolidated Statutes, in creation, alteration  
4 and termination of condominiums, further providing for  
5 contents of declaration for all condominiums, for contents of  
6 declaration for flexible condominiums and for amendment of  
7 declaration; in protection of purchasers, further providing  
8 for declarant's obligation to complete and restore; and, in  
9 creation, alteration and termination of planned communities,  
10 further providing for contents of declaration for all planned  
11 communities, for contents of declaration for flexible planned  
12 communities and for amendment of declaration," further  
13 providing for applicability.

14 The General Assembly of the Commonwealth of Pennsylvania  
15 hereby enacts as follows:

16 Section 1. Section 2 of the act of July 2, 2013 (P.L.204,  
17 No.37), entitled "An act amending Title 68 (Real and Personal  
18 Property) of the Pennsylvania Consolidated Statutes, in  
19 creation, alteration and termination of condominiums, further  
20 providing for contents of declaration for all condominiums, for  
21 contents of declaration for flexible condominiums and for  
22 amendment of declaration; in protection of purchasers, further  
23 providing for declarant's obligation to complete and restore;  
24 and, in creation, alteration and termination of planned

1 communities, further providing for contents of declaration for  
2 all planned communities, for contents of declaration for  
3 flexible planned communities and for amendment of declaration,"  
4 is amended to read:

5 Section 2. This act shall apply as follows:

6 (1) The amendment of 68 Pa.C.S. §§ 3205(12) and (13)  
7 (ii), 3206(2), 5205(13) and (14)(ii) and 5206(2) shall apply  
8 to all condominiums and planned communities, respectively,  
9 created by declarations recorded [less than seven years prior  
10 to the effective date of this act] on or after January 1,  
11 2006.

12 (2) The amendment of the following provisions shall not  
13 affect any other provision of Title 68:

14 (i) 68 Pa.C.S. § 3205(12) and (13)(ii).

15 (ii) 68 Pa.C.S. § 3206(2).

16 (iii) 68 Pa.C.S. § 3219(a).

17 (iv) 68 Pa.C.S. § 5205(13) and (14)(ii).

18 (v) 68 Pa.C.S. § 5206(2).

19 (vi) 68 Pa.C.S. § 5219(a)(3).

20 Section 2. This act shall take effect immediately.