

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2391 Session of 2014

INTRODUCED BY FREEMAN, ROSS, HARPER, GINGRICH AND M. DALEY,
JUNE 27, 2014

REFERRED TO COMMITTEE ON LOCAL GOVERNMENT, JUNE 27, 2014

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 definitions.

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

31 Section 1. Section 102 of the act of July 7, 1947 (P.L.1368,

1 No.542), known as the Real Estate Tax Sale Law, is amended by
2 adding a definition to read:

3 Section 102. Definitions.--As used in this act, the
4 following words shall be construed as herein defined, unless the
5 context clearly indicates otherwise:

6 * * *

7 "Posted" or "posting," the following:

8 (1) In the case of property containing assessed
9 improvements, affixing notices as required by this act:

10 (i) To a portion of an improvement situated to be reasonably
11 conspicuous to both the owner and the general public.

12 (ii) To a stake secured on or adjacent to the property,
13 within approximately twenty-five (25) feet of any entrance to
14 the property in a manner situated to be reasonably conspicuous
15 to both the owner and general public, in cases in which
16 subclause (i) does not apply.

17 (iii) Adjacent to the property line, on a stake secured on
18 or adjacent to the property in a manner reasonably conspicuous
19 to the owner and general public in cases in which subclauses (i)
20 and (ii) do not apply.

21 (2) In the case of property containing no assessed
22 improvements, affixing notices as required by this act:

23 (i) To a stake secured on or adjacent to the property,
24 within approximately twenty-five (25) feet of any entrance to
25 the property in a manner situated to be reasonably conspicuous
26 to both the owner and general public.

27 (ii) Adjacent to the property line, on a stake secured on or
28 adjacent to the property in a manner reasonably conspicuous to
29 the owner and general public in cases in which subclause (i)
30 does not apply.

1 * * *

2 Section 2. The addition of the definition of "posted" or
3 "posting" in section 102 of the act shall not be construed to
4 affect the posting of property prior to the effective date of
5 this section.

6 Section 3. This act shall take effect in 180 days.