

## THE GENERAL ASSEMBLY OF PENNSYLVANIA

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**HOUSE BILL****No. 907**      Session of  
2015

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INTRODUCED BY ROSS, HARPER, GINGRICH, FREEMAN AND M. DALEY,  
APRIL 8, 2015

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AS AMENDED ON THIRD CONSIDERATION, IN SENATE, OCTOBER 13, 2015

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## 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," in short title and definitions, further  
29 providing for definitions.

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

1 Section 1. Section 102 of the act of July 7, 1947 (P.L.1368,  
2 No.542), known as the Real Estate Tax Sale Law, is amended by  
3 adding a definition to read:

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

7 \* \* \*

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

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

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

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

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

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

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

28 (ii) Adjacent to the property line, on a stake secured on or  
29 adjacent to the property in a manner reasonably conspicuous to  
30 the owner and general public in cases in which subclause (i)

1 does not apply.

2 (3) IN THE EVENT THAT A REASONABLY CONSPICUOUS LOCATION IN <--  
3 ACCORDANCE WITH CLAUSE (1) OR (2) IS NOT AVAILABLE, PLACING ANY  
4 ALTERNATIVE, SIMILARLY DURABLE NOTIFICATION OF PROCEEDINGS UNDER  
5 THIS ACT AT A LOCATION ON OR NEAR THE PROPERTY AND REASONABLY  
6 CONSPICUOUS TO THE OWNER AND GENERAL PUBLIC.

7 \* \* \*

8 Section 2. The addition of the definition of "posted" or  
9 "posting" in section 102 of the act shall not be construed to  
10 affect the posting of property prior to the effective date of  
11 this section.

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