

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1437 Session of 2015

INTRODUCED BY GOODMAN, BISHOP, COHEN, D. COSTA, FARINA, KOTIK, MAHONEY, MASSER, McNEILL, MURT, O'BRIEN, ROZZI, SAINATO, SCHREIBER, SCHWEYER, TAYLOR, DeLUCA AND NEILSON, JULY 6, 2015

AS REPORTED FROM COMMITTEE ON URBAN AFFAIRS, HOUSE OF REPRESENTATIVES, AS AMENDED, OCTOBER 28, 2015

AN ACT

1 Amending the act of December 20, 2000 (P.L.724, No.99), entitled
2 "An act requiring purchasers of real estate with buildings
3 thereon to bring the buildings into compliance with municipal
4 codes; providing for nuisance abatement; and imposing
5 penalties," further providing for compliance requirement.

6 The General Assembly of the Commonwealth of Pennsylvania
7 hereby enacts as follows:

8 Section 1. ~~Section 3(a) of the act of December 20, 2000~~ <--
9 ~~(P.L.724, No.99), known as the Municipal Code and Ordinance~~
10 ~~Compliance Act, is amended to read:~~

11 SECTION 1. SECTION 3(A) AND (E) OF THE ACT OF DECEMBER 20, <--
12 2000 (P.L.724, NO.99), KNOWN AS THE MUNICIPAL CODE AND ORDINANCE
13 COMPLIANCE ACT, ARE AMENDED AND THE SECTION IS AMENDED BY ADDING
14 A SUBSECTION TO READ:

15 Section 3. Compliance requirement.

16 (a) General rule.--Within [18] 12 months of the date of
17 purchase or longer subject to an agreement between the purchaser
18 and the municipality, any purchaser of any building, structure

1 or part of a building or structure known to have one or more
2 substantial violations of municipal codes relating to building,
3 housing, property maintenance or fire shall:

4 (1) bring the building, structure or that part of a
5 building or structure into compliance with those codes; or

6 (2) demolish the building or structure in accordance
7 with law.

8 * * *

9 (D.1) PROPERTY MAINTENANCE CODES.--MUNICIPALITIES THAT HAVE <--
10 ADOPTED A PROPERTY MAINTENANCE CODE MAY ENFORCE THE PROVISIONS
11 OF THE CODE EVEN IF THE CODE REQUIRES COMPLIANCE WITHIN A
12 SHORTER PERIOD OF TIME THAN REQUIRED UNDER SUBSECTION (A) OR
13 (C).

14 (E) COORDINATION WITH OTHER REQUIREMENTS.--IN CONNECTION
15 WITH THE PURCHASE OF A BUILDING, STRUCTURE, PART OF A BUILDING
16 OR STRUCTURE, LOT OR PARCEL OF LAND SUBJECT TO SUBSECTION (A) OR
17 (C), A MUNICIPALITY SHALL NOT REFUSE TO ISSUE A USE AND
18 OCCUPANCY CERTIFICATE OR SIMILAR PERMIT ON THE BASIS OF A
19 SUBSTANTIAL VIOLATION OR REQUIRE THE CORRECTION OF A SUBSTANTIAL
20 VIOLATION AS A CONDITION TO ISSUING A USE AND OCCUPANCY
21 CERTIFICATE OR SIMILAR PERMIT UNLESS THE SUBSTANTIAL VIOLATION
22 RENDERS THE PROPERTY UNFIT FOR HABITATION OR THE MUNICIPALITY
23 DENIES THE CERTIFICATE OR PERMIT PURSUANT TO 53 PA.C.S. CH. 61
24 (RELATING TO NEIGHBORHOOD BLIGHT RECLAMATION AND
25 REVITALIZATION).

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