

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, NEILSON, KINSEY AND BARBIN, JULY 6, 2015

AS AMENDED ON SECOND CONSIDERATION, HOUSE OF REPRESENTATIVES, APRIL 13, 2016

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 DEFINITIONS; PROVIDING FOR <--
6 ISSUANCE OF USE AND OCCUPANCY CERTIFICATE; AND further
7 providing for compliance requirement.

8 The General Assembly of the Commonwealth of Pennsylvania
9 hereby enacts as follows:

10 ~~Section 1. Section 3(a) and (e) of the act of December 20, <--~~
11 ~~2000 (P.L.724, No.99), known as the Municipal Code and Ordinance~~
12 ~~Compliance Act, are amended and the section is amended by adding~~
13 ~~a subsection to read:~~

14 ~~Section 3. Compliance requirement.~~

15 ~~(a) General rule. Within [18] 12 months of the date of~~
16 ~~purchase or longer subject to an agreement between the purchaser~~
17 ~~and the municipality, any purchaser of any building, structure~~
18 ~~or part of a building or structure known to have one or more~~
19 ~~substantial violations of municipal codes relating to building,~~

1 ~~housing, property maintenance or fire shall:~~

2 ~~(1) bring the building, structure or that part of a~~
3 ~~building or structure into compliance with those codes; or~~

4 ~~(2) demolish the building or structure in accordance~~
5 ~~with law.~~

6 * * *

7 ~~(d.1) Property maintenance codes. Municipalities that have~~
8 ~~adopted a property maintenance code may enforce the provisions~~
9 ~~of the code even if the code requires compliance within a~~
10 ~~shorter period of time than required under subsection (a) or~~
11 ~~(c).~~

12 ~~(e) Coordination with other requirements. In connection~~
13 ~~with the purchase of a building, structure, part of a building~~
14 ~~or structure, lot or parcel of land subject to subsection (a) or~~
15 ~~(c), a municipality shall not refuse to issue a use and~~
16 ~~occupancy certificate or similar permit on the basis of a~~
17 ~~substantial violation or require the correction of a substantial~~
18 ~~violation as a condition to issuing a use and occupancy~~
19 ~~certificate or similar permit unless the substantial violation~~
20 ~~renders the property unfit for habitation or the municipality~~
21 ~~denies the certificate or permit pursuant to 53 Pa.C.S. Ch. 61~~
22 ~~(relating to neighborhood blight reclamation and~~
23 ~~revitalization).~~

24 SECTION 1. SECTION 2 OF THE ACT OF DECEMBER 20, 2000
25 (P.L.724, NO.99), KNOWN AS THE MUNICIPAL CODE AND ORDINANCE
26 COMPLIANCE ACT, IS AMENDED TO READ:

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27 SECTION 2. DEFINITIONS.

28 THE FOLLOWING WORDS AND PHRASES WHEN USED IN THIS ACT SHALL
29 HAVE THE MEANINGS GIVEN TO THEM IN THIS SECTION UNLESS THE
30 CONTEXT CLEARLY INDICATES OTHERWISE:

1 ["CONSTRUCTIVE KNOWLEDGE." KNOWLEDGE OF A VIOLATION LISTED
2 ON THE SELLER'S PROPERTY DISCLOSURE STATEMENT MADE PURSUANT TO
3 THE ACT OF JULY 2, 1996 (P.L.500, NO.84), KNOWN AS THE REAL
4 ESTATE SELLER DISCLOSURE ACT, A VIOLATION APPEARING ON A BUYER'S
5 NOTIFICATION CERTIFICATE PROVIDED BY A MUNICIPALITY OR A
6 VIOLATION THAT IS A MATTER OF PUBLIC RECORD.]

7 "DATE OF PURCHASE." THE [CLOSING] DATE ON WHICH TITLE AND
8 RIGHT TO POSSESS THE PROPERTY TRANSFERS TO THE PURCHASER OR, IN
9 CASES WHERE THE PROPERTY IS SOLD PURSUANT TO THE ACT OF MAY 16,
10 1923 (P.L.207, NO.153), REFERRED TO AS THE MUNICIPAL CLAIM AND
11 TAX LIEN LAW, THE FIRST DAY FOLLOWING THE RIGHT OF REDEMPTION
12 PERIOD AUTHORIZED UNDER THE MUNICIPAL CLAIM AND TAX LIEN LAW.

13 ["KNOWN TO HAVE." KNOWLEDGE OF A VIOLATION BASED ON ACTUAL
14 OR CONSTRUCTIVE KNOWLEDGE.]

15 "MUNICIPALITY." ANY CITY, BOROUGH, INCORPORATED TOWN,
16 TOWNSHIP, HOME RULE MUNICIPALITY, OPTIONAL PLAN MUNICIPALITY,
17 OPTIONAL CHARTER MUNICIPALITY OR ANY SIMILAR GENERAL PURPOSE
18 UNIT OF GOVERNMENT WHICH MAY BE CREATED OR AUTHORIZED BY
19 STATUTE.

20 "SUBSTANTIAL VIOLATION." A VIOLATION OF [A BUILDING,
21 HOUSING, PROPERTY MAINTENANCE OR FIRE CODE, WHICH VIOLATION
22 POSED A THREAT TO HEALTH, SAFETY OR PROPERTY BUT NOT A VIOLATION
23 OF SUCH A CODE DEEMED BY A COURT TO BE DE MINIMIS.] AN ADOPTED
24 BUILDING, HOUSING, PROPERTY MAINTENANCE OR FIRE CODE OR
25 MAINTENANCE, HEALTH OR SAFETY NUISANCE ORDINANCE THAT MAKES A
26 BUILDING, STRUCTURE OR ANY PART THEREOF UNFIT FOR HUMAN
27 HABITATION AND IS DISCOVERED DURING THE COURSE OF A MUNICIPAL
28 INSPECTION OF A PROPERTY AND DISCLOSED TO THE RECORD OWNER OR
29 PROSPECTIVE PURCHASER OF THE PROPERTY THROUGH ISSUANCE OF A
30 MUNICIPAL REPORT.

1 "TEMPORARY USE AND OCCUPANCY CERTIFICATE." A CERTIFICATE
2 ISSUED BY A MUNICIPALITY AS A RESULT OF THE MUNICIPAL INSPECTION
3 OF A PROPERTY INCIDENT TO THE RESALE OF THE PROPERTY THAT
4 REVEALS A VIOLATION BUT NO SUBSTANTIAL VIOLATION, AND THE
5 PURPOSE OF THE CERTIFICATE IS TO AUTHORIZE THE PURCHASER TO
6 FULLY UTILIZE OR RESIDE IN THE PROPERTY WHILE CORRECTING
7 VIOLATIONS PURSUANT TO THE MAINTENANCE AND REPAIR PROVISIONS OF
8 THIS ACT.

9 "TEMPORARY ACCESS CERTIFICATE." A CERTIFICATE ISSUED BY A
10 MUNICIPALITY AS A RESULT OF THE MUNICIPAL INSPECTION OF A
11 PROPERTY INCIDENT TO THE RESALE OF THE PROPERTY THAT IDENTIFIES
12 AT LEAST ONE SUBSTANTIAL VIOLATION, AND THE PURPOSE OF THE
13 CERTIFICATE IS TO AUTHORIZE THE PURCHASER TO ACCESS THE PROPERTY
14 FOR THE PURPOSE OF CORRECTING SUBSTANTIAL VIOLATIONS PURSUANT TO
15 THE MAINTENANCE AND REPAIR PROVISIONS OF THIS ACT. NO PERSON MAY
16 OCCUPY A PROPERTY DURING THE TERM OF A TEMPORARY ACCESS
17 CERTIFICATE, BUT THE OWNER SHALL BE PERMITTED TO STORE
18 PERSONALTY THAT IS RELATED TO THE PROPOSED USE OR OCCUPANCY OF
19 THE PROPERTY OR IS NEEDED TO REPAIR THE SUBSTANTIAL VIOLATIONS
20 DURING THE TIME OF THE TEMPORARY ACCESS CERTIFICATE.

21 "UNFIT FOR HUMAN HABITATION." A CONDITION WHICH RENDERS A
22 BUILDING, STRUCTURE, OR ANY PART THEREOF, DANGEROUS OR INJURIOUS
23 TO THE HEALTH, SAFETY OR PHYSICAL WELFARE OF AN OCCUPANT OR THE
24 OCCUPANTS OF NEIGHBORING DWELLINGS. THE CONDITION MAY INCLUDE
25 SUBSTANTIAL VIOLATIONS OF A PROPERTY THAT SHOW EVIDENCE OF: A
26 SIGNIFICANT INCREASE TO THE HAZARDS OF FIRE OR ACCIDENT;
27 INADEQUATE SANITARY FACILITIES; VERMIN INFESTATION; OR A
28 CONDITION OF DISREPAIR, DILAPIDATION OR STRUCTURAL DEFECTS SUCH
29 THAT THE COST OF REHABILITATION AND REPAIR WOULD EXCEED ONE-HALF
30 OF THE AGREED-UPON PURCHASE PRICE OF THE PROPERTY.

1 "USE AND OCCUPANCY CERTIFICATE." A CERTIFICATE ISSUED BY A
2 MUNICIPALITY STIPULATING THAT THE PROPERTY MEETS ALL ORDINANCES
3 AND CODES AND MAY BE USED OR OCCUPIED AS INTENDED.

4 "VIOLATION." A VIOLATION OF A PROPERLY ADOPTED BUILDING,
5 HOUSING, PROPERTY MAINTENANCE OR FIRE CODE OR MAINTENANCE,
6 HEALTH OR SAFETY NUISANCE ORDINANCE THAT DOES NOT RISE TO THE
7 LEVEL OF A SUBSTANTIAL VIOLATION AND IS DISCOVERED DURING THE
8 COURSE OF A MUNICIPAL INSPECTION OF A PROPERTY AND DISCLOSED TO
9 THE RECORD OWNER OR PROSPECTIVE PURCHASER OF THE PROPERTY
10 THROUGH ISSUANCE OF A MUNICIPAL REPORT.

11 SECTION 2. THE ACT IS AMENDED BY ADDING A SECTION TO READ:
12 SECTION 2.1. ISSUANCE OF USE AND OCCUPANCY CERTIFICATE.

13 (A) GENERAL RULE.--A MUNICIPALITY REQUIRING A USE AND
14 OCCUPANCY CERTIFICATE SHALL ISSUE THE CERTIFICATE IN THE
15 FOLLOWING MANNER:

16 (1) IF THE MUNICIPAL INSPECTION REVEALS NO VIOLATIONS.

17 (2) IF THE MUNICIPAL INSPECTION REVEALS AT LEAST ONE
18 VIOLATION, BUT NO SUBSTANTIAL VIOLATIONS, THE MUNICIPALITY
19 SHALL ISSUE A TEMPORARY USE AND OCCUPANCY CERTIFICATE.

20 (3) IF THE MUNICIPAL INSPECTION REVEALS AT LEAST ONE
21 SUBSTANTIAL VIOLATION, THE MUNICIPALITY SHALL SPECIFICALLY
22 NOTE THOSE ITEMS ON THE INSPECTION REPORT AND SHALL ISSUE A
23 TEMPORARY ACCESS CERTIFICATE.

24 (B) ESCROWS AND BONDS PROHIBITED.--A MUNICIPALITY MAY NOT
25 REQUIRE THE ESCROWING OF FUNDS OR POSTING OF A BOND, OR IMPOSE
26 ANY SIMILAR FINANCIAL SECURITY AS A CONDITION OF ISSUING A
27 CERTIFICATE.

28 (C) CONSTRUCTION.--SUBSECTION (B) SHALL NOT BE CONSTRUED TO
29 PROHIBIT A MUNICIPALITY FROM REQUIRING AN OWNER, PRIOR TO
30 ACCESSING THE PROPERTY, TO ACQUIRE THE NECESSARY PERMITS AND

1 MEET ALL OTHER RELATED OBLIGATIONS IN OTHER STATUTES THAT
2 PERTAIN TO BUILDING, PROPERTY MAINTENANCE, FIRE CODES OR OTHER
3 HEALTH OR SAFETY CODES.

4 SECTION 3. SECTION 3 OF THE ACT IS AMENDED TO READ:
5 SECTION 3. COMPLIANCE REQUIREMENT.

6 (A) GENERAL RULE.--WITHIN [18] 12 MONTHS OF THE DATE OF
7 [PURCHASE OR LONGER SUBJECT TO AN AGREEMENT BETWEEN THE
8 PURCHASER AND THE MUNICIPALITY, ANY PURCHASER OF ANY BUILDING,
9 STRUCTURE OR PART OF A BUILDING OR STRUCTURE KNOWN TO HAVE ONE
10 OR MORE SUBSTANTIAL VIOLATIONS OF MUNICIPAL CODES RELATING TO
11 BUILDING, HOUSING, PROPERTY MAINTENANCE OR FIRE SHALL:] THE
12 ISSUANCE OF A TEMPORARY ACCESS CERTIFICATE, 12 MONTHS OF THE
13 DATE OF THE ISSUANCE OF A TEMPORARY USE AND OCCUPANCY
14 CERTIFICATE OR 12 MONTHS OF THE DATE OF SETTLEMENT OR TRANSFER
15 OF TITLE, THE PURCHASER OF A PROPERTY, AT HIS OPTION, SHALL
16 EITHER:

17 (1) BRING THE BUILDING, STRUCTURE OR THAT PART OF A
18 BUILDING OR STRUCTURE INTO COMPLIANCE WITH [THOSE] MUNICIPAL
19 CODES OR ORDINANCES; OR

20 (2) DEMOLISH THE BUILDING OR STRUCTURE IN ACCORDANCE
21 WITH LAW.

22 (A.1) NEGOTIATION OF LONGER TIME PERIODS.--AT THE REQUEST OF
23 THE PROPERTY OWNER, THE MUNICIPALITY MAY NEGOTIATE, AT ITS
24 DISCRETION, LONGER TIME PERIODS FOR MAINTENANCE AND REPAIR OF
25 THE STRUCTURE UNDER A TEMPORARY CERTIFICATE, BUT THE TIME
26 PERIODS STATED IN SUBSECTION (A) MAY NOT BE SHORTENED.

27 (A.2) REINSPECTION OF PROPERTY.--

28 (1) AT THE EXPIRATION OF THE TIME PERIOD SET FORTH IN
29 SUBSECTION (A) OR BEFORE THAT TIME, IF REQUESTED BY THE
30 PROPERTY OWNER, THE MUNICIPALITY SHALL REINSPECT THE PROPERTY

1 FOR THE PURPOSE OF DETERMINING COMPLIANCE WITH THE CITED
2 VIOLATIONS.

3 (2) IF A TEMPORARY ACCESS PERMIT HAS BEEN ISSUED AND
4 REINSPECTION INDICATES THAT THE NOTED SUBSTANTIAL VIOLATIONS
5 HAVE BEEN CORRECTED BUT OTHER CITED VIOLATIONS HAVE NOT YET
6 BEEN CORRECTED, THE MUNICIPALITY SHALL ISSUE A TEMPORARY USE
7 AND OCCUPANCY PERMIT TO BE VALID FOR THE TIME REMAINING ON
8 THE ORIGINAL TEMPORARY ACCESS PERMIT.

9 (3) IF THE REINSPECTION INDICATES THAT ALL NOTED
10 VIOLATIONS HAVE BEEN CORRECTED, THE MUNICIPALITY SHALL ISSUE
11 A USE AND OCCUPANCY CERTIFICATE FOR THE PROPERTY.

12 (B) PENALTY.--

13 (1) FAILURE TO COMPLY WITH THE REQUIREMENTS OF
14 SUBSECTION (A) SHALL RESULT IN [THE]:

15 (I) REVOCATION OF THE TEMPORARY CERTIFICATE.

16 (II) THE PURCHASER BEING SUBJECT TO ANY EXISTING
17 MUNICIPAL ORDINANCES OR CODES RELATING TO THE OCCUPATION
18 OF A PROPERTY WITHOUT A USE AND OCCUPANCY CERTIFICATE.

19 (III) THE PURCHASER BEING PERSONALLY LIABLE FOR THE
20 COSTS OF MAINTENANCE, REPAIRS OR DEMOLITION SUFFICIENT TO
21 CORRECT THE CITED VIOLATIONS, AND A FINE OF NOT LESS THAN
22 \$1,000 AND NOT MORE THAN \$10,000.

23 (2) FINES SHALL BE REMITTED TO THE MUNICIPALITY IN WHICH
24 THE BUILDING, STRUCTURE OR PART OF A BUILDING OR STRUCTURE IS
25 LOCATED.

26 (3) IN MUNICIPALITIES WITH LOW-INCOME HOUSING, NOT LESS
27 THAN ONE-THIRD OF THE FINE IMPOSED SPECIFICALLY FOR CODE
28 VIOLATIONS SHALL BE USED BY THE MUNICIPALITY FOR LOW-INCOME
29 HOUSING IN A MANNER DETERMINED BY THE MUNICIPALITY.

30 [(C) NUISANCE ORDINANCES.--

1 (1) ANY PURCHASER OF ANY LOT OR PARCEL OF LAND KNOWN TO
2 HAVE ONE OR MORE SUBSTANTIAL VIOLATIONS OF MUNICIPAL NUISANCE
3 ORDINANCES RELATING TO MAINTENANCE, HEALTH OR SAFETY IS
4 REQUIRED TO MAKE A REASONABLE ATTEMPT TO ABATE THE NUISANCE
5 WITHIN ONE YEAR OF THE DATE OF PURCHASE.

6 (2) FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS
7 SUBSECTION SHALL RESULT IN THE PURCHASER BEING PERSONALLY
8 LIABLE FOR THE COST OF MAINTENANCE AND A FINE OF NOT LESS
9 THAN \$1,000 AND NOT MORE THAN \$10,000. FINES SHALL BE
10 REMITTED TO THE MUNICIPALITY IN WHICH THE LOT OR PARCEL OF
11 LAND IS LOCATED.

12 (D) ENFORCEMENT.--LOCAL MUNICIPALITIES ARE AUTHORIZED TO
13 ENFORCE THE PROVISIONS OF THIS SECTION.

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.]

23 (F) NONAPPLICABILITY.--THIS SECTION SHALL NOT APPLY WHERE
24 THE MUNICIPALITY DENIES THE CERTIFICATE OR PERMIT PURSUANT TO 53
25 PA.C.S. CH. 61 (RELATING TO NEIGHBORHOOD BLIGHT RECLAMATION AND
26 REVITALIZATION).

27 Section 2 4. This act shall take effect in 60 days.

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