

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1500 Session of
2015

INTRODUCED BY CALTAGIRONE, SCHLOSSBERG, MURT, McNEILL,
YOUNGBLOOD, ROZZI, ACOSTA, D. COSTA, COHEN, HARHAI, HARKINS,
DAVIS, BULLOCK, KORTZ, THOMAS AND SIMS, OCTOBER 14, 2015

AS AMENDED ON SECOND CONSIDERATION, IN SENATE, JUNE 28, 2016

AN ACT

1 Amending Title 68 (Real and Personal Property) of the
2 Pennsylvania Consolidated Statutes, in land banks, further
3 providing for legislative findings and purpose, for powers
4 and for disposition of property AND PROVIDING FOR EXEMPTION <--
5 FROM REALTY TRANSFER TAX.

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

8 Section 1. Sections 2102 and 2107 of Title 68 of the
9 Pennsylvania Consolidated Statutes are amended by adding
10 paragraphs to read:

11 § 2102. Legislative findings and purpose.

12 The General Assembly finds and declares that:

13 * * *

14 (6) Land banks, if used effectively, can be a powerful
15 tool in the fight against homelessness. Using land banks to
16 transform vacant, abandoned or tax-delinquent properties into
17 housing facilities for homeless individuals provides tangible
18 benefits to municipalities, including the restoration of

1 blighted property and the ability to provide necessary
2 resources to one of this Commonwealth's most vulnerable
3 populations.

4 § 2107. Powers.

5 A land bank constitutes a public body, corporate and politic,
6 exercising public powers of the Commonwealth necessary or
7 appropriate to carry out this chapter, including the following
8 powers:

9 * * *

10 (16.1) To enter into partnerships, joint ventures and
11 other collaborative relationships with other entities,
12 including private developers, for the conversion of vacant,
13 abandoned, tax-delinquent or otherwise blighted property into
14 housing facilities for homeless individuals.

15 * * *

16 Section 2. Section 2110(e)(1) of Title 68 is amended to
17 read:

18 § 2110. Disposition of property.

19 * * *

20 (e) Ranking of priorities.--

21 (1) A land bank jurisdiction may establish a
22 hierarchical ranking of priorities for the use of real
23 property conveyed by a land bank, including use for:

24 (i) Purely public spaces and places.

25 (ii) Housing for homeless individuals.

26 [(ii)] (iii) Affordable housing.

27 [(iii)] (iv) Retail, commercial and industrial
28 activities.

29 [(iv)] (v) Conservation areas.

30 * * *

1 SECTION 3. TITLE 68 IS AMENDED BY ADDING A SECTION TO READ: <--

2 § 2121. EXEMPTION FROM REALTY TRANSFER TAX.

3 A TRANSFER OF REAL PROPERTY TO OR FROM A LAND BANK SHALL BE
4 EXEMPTED FROM BOTH THE STATE AND LOCAL REALTY TRANSFER TAX UNDER
5 ARTICLES XI-C AND XI-D OF THE ACT OF MARCH 4, 1971 (P.L.6,
6 NO.2), KNOWN AS THE TAX REFORM CODE OF 1971, AND SECTION 301.1
7 OF THE ACT OF DECEMBER 31, 1965 (P.L.1257, NO.511), KNOWN AS THE
8 LOCAL TAX ENABLING ACT.

9 Section 3 4. This act shall take effect in 60 days. <--