
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1282 Session of
2015

INTRODUCED BY WAGNER, JUNE 2, 2016

REFERRED TO URBAN AFFAIRS AND HOUSING, JUNE 2, 2016

AN ACT

1 Amending Title 68 (Real and Personal Property) of the
2 Pennsylvania Consolidated Statutes, in creation, alteration
3 and termination of condominiums, further providing for
4 amendment of declaration; in creation, alteration and
5 termination of cooperatives, further providing for amendment
6 of declaration; and, in creation, alteration and termination
7 of planned communities, further providing for amendment of
8 declaration.

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

11 Section 1. Sections 3219(c), 4216(c) and 5219(c) of Title 68
12 of the Pennsylvania Consolidated Statutes are amended to read:

13 § 3219. Amendment of declaration.

14 * * *

15 (c) Recording amendment.--The following shall apply:

16 (1) Every amendment to the declaration must be recorded
17 in every county in which any portion of the condominium is
18 located in the same records as are maintained for the
19 recording of deeds of real property and shall be indexed in
20 the name of the condominium in both the grantor and grantee
21 index. An amendment is effective only upon recordation. If a

1 county office requires the indexing of an amendment by
2 reference to each uniform parcel identifier number assigned
3 to the units within the condominium, the county office may
4 not require the payment of a charge, cost or fee to index the
5 amendment.

6 (2) The provisions of this subsection shall control over
7 any conflicting provisions in any other statute, regulation
8 or ordinance.

9 * * *

10 § 4216. Amendment of declaration.

11 * * *

12 (c) Recording amendment.--The following shall apply:

13 (1) Every amendment to the declaration must be recorded
14 in every county in which any portion of the cooperative is
15 located in the same records as are maintained for the
16 recording of deeds of real property and is effective only
17 upon recordation. In cases where the amendment is executed by
18 the association, it shall be indexed in the name of the
19 cooperative and the association in both the grantor and the
20 grantee index. In cases where the amendment is executed by
21 the declarant or one or more proprietary lessees, it shall be
22 indexed in the grantee's index in the name of the cooperative
23 and the association and in the grantor's index in the name of
24 the declarant or proprietary lessee or lessees, as well as in
25 the name of the association. If a county office requires the
26 indexing of an amendment by reference to each proprietary
27 lessee or the uniform parcel identifier number assigned to
28 the units within the cooperative, the county office may not
29 require the payment of a charge, cost or fee to index the
30 amendment.

1 (2) The provisions of this subsection shall control over
2 any conflicting provisions in any other statute, regulation
3 or ordinance.

4 * * *

5 § 5219. Amendment of declaration.

6 * * *

7 (c) Recording amendment.--The following shall apply:

8 (1) Every amendment to the declaration must be recorded
9 in every county in which any portion of the planned community
10 is located in the same records as are maintained for the
11 recording of deeds of real property and shall be indexed in
12 the name of the planned community in both the grantor and
13 grantee index. An amendment is effective only upon recording.
14 If a county office requires the indexing of an amendment by
15 reference to each uniform parcel identifier number assigned
16 to the units within the planned community, the county office
17 may not require the payment of a charge, cost or fee to index
18 the amendment.

19 (2) The provisions of this subsection shall control over
20 any conflicting provisions in any other statute, regulation
21 or ordinance.

22 * * *

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