
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1121 Session of
2017

INTRODUCED BY KULIK, LONGIETTI, SCHLOSSBERG, READSHAW, SAINATO,
D. COSTA, McNEILL, A. HARRIS, SOLOMON AND DeLUCA,
APRIL 10, 2017

REFERRED TO COMMITTEE ON URBAN AFFAIRS, APRIL 10, 2017

AN ACT

1 Amending Title 64 (Public Authorities and Quasi-Public
2 Corporations) of the Pennsylvania Consolidated Statutes, in
3 Commonwealth Financing Authority, further providing for
4 indebtedness; and establishing the Blight Demolition Bond
5 Issuance Program.

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

8 Section 1. Section 1543(b) and (d) of Title 64 of the
9 Pennsylvania Consolidated Statutes are amended by adding
10 paragraphs to read:

11 § 1543. Indebtedness.

12 * * *

13 (b) Program limitations.--Indebtedness incurred by the
14 authority under subsection (a) shall not, in aggregate, exceed
15 any of the following:

16 * * *

17 (9) \$500,000,000 for the program established in section
18 1559 (relating to Blight Demolition Bond Issuance Program).

19 * * *

1 (d) Exception.--Subsection (c) shall not apply to the
2 aggregate amount of indebtedness incurred by the authority,
3 including through the issuance of bonds, for the following
4 programs:

5 * * *

6 (4) The program established in section 1559.

7 * * *

8 Section 2. Title 64 is amended by adding a section to read:
9 § 1559. Blight Demolition Bond Issuance Program.

10 (a) Establishment.--There is established a program to be
11 known as the Blight Demolition Bond Issuance Program. The
12 program shall provide grants, to be awarded on a competitive
13 basis and funded by the issuance of bonds, to combat the problem
14 of neighborhood blight by demolishing blighted properties.

15 (b) Application for grants.--A municipality may submit an
16 application to the authority requesting a grant to demolish a
17 blighted property or blighted properties. The application shall
18 be on a form required by the board and shall include or
19 demonstrate all of the following:

20 (1) The name of the municipality and the name, business
21 address, telephone number and other relevant contact
22 information of the individual making the application on
23 behalf of the municipality.

24 (2) The location of the blighted property or blighted
25 properties.

26 (3) The name, business address, telephone number and
27 other relevant contact information of the contractor or other
28 person that will coordinate the demolition efforts for the
29 blighted property or blighted properties.

30 (4) A general plan regarding the demolition efforts for

1 the blighted property or blighted properties.

2 (5) A cost estimate of the demolition efforts for the
3 blighted property or blighted properties.

4 (6) The amount of money requested in relation to the
5 number of blighted properties that the municipality plans to
6 demolish.

7 (7) The prevalence of blighted properties in the
8 municipality.

9 (8) Other information required by the board.

10 (c) Review and approval of application.--The board shall
11 review the application under this section and shall approve the
12 application if it determines that all the requirements under
13 subsection (b) have been met and that, on a competitive basis,
14 the municipality has demonstrated:

15 (1) The benefit of having a dedicated funding source for
16 the demolition of blighted properties in the municipality.

17 (2) A financial need for the grant.

18 (3) The efficacy and cost effectiveness of the general
19 plan regarding the demolition efforts in the municipality.

20 (4) The satisfaction of any other condition imposed by
21 the board.

22 (d) Award of grant.--If the board approves the application
23 under this section, the authority shall award the grant subject
24 to the limitations under subsection (e).

25 (e) Limitations.--

26 (1) An approved grant under this section shall only be
27 equal to or less than the amount requested in the
28 application.

29 (2) No more than 5% of the funds made available for the
30 program authorized by this section may be awarded to a

1 particular municipality.

2 (f) Definition.--As used in this section, the term "blighted
3 property" means any of the following:

4 (1) Premises that, because of physical condition or use,
5 are regarded as a public nuisance at common law or have been
6 declared a public nuisance in accordance with the local
7 housing, building, plumbing, property maintenance, fire or
8 related codes or ordinances, including nuisance or dangerous
9 building ordinances.

10 (2) Premises that, because of physical condition, use or
11 occupancy, are considered an attractive nuisance to children,
12 including, but not limited to, an abandoned well, shaft,
13 basement, excavation and unsafe fence or structure.

14 (3) A dwelling that, because it is dilapidated,
15 unsanitary, unsafe, vermin-infested or lacking in the
16 facilities and equipment required by the housing code of the
17 municipality, has been designated by the department
18 responsible for enforcement of the code as unfit for human
19 habitation.

20 (4) A structure that is a fire hazard or otherwise
21 dangerous to the safety of persons or property.

22 (5) A structure from which the utilities, plumbing,
23 heating, sewerage or other facilities have been disconnected,
24 destroyed, removed or rendered ineffective so that the
25 property is unfit for its intended use.

26 (6) A vacant or unimproved lot or parcel of ground in a
27 predominantly built-up neighborhood which by reason of
28 neglect or lack of maintenance has become a place for
29 accumulation of trash or debris or a haven for rodents or
30 other vermin.

1 (7) An unoccupied property that has been or becomes tax
2 delinquent for a period of two years.

3 (8) A property that is vacant, but is not tax
4 delinquent, and that has not been rehabilitated within one
5 year of receipt of notice to rehabilitate from the
6 appropriate code enforcement agency.

7 Section 3. This act shall take effect in 120 days.