
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 407 Session of
2019

INTRODUCED BY MASSER, HELM, CALTAGIRONE, BERNSTINE, SCHLOSSBERG,
JAMES, NEILSON, MILLARD, DeLUCA, JOZWIAK, WHITE, O'NEAL,
GOODMAN, SCHMITT, DONATUCCI, BIZZARRO AND HOHENSTEIN,
FEBRUARY 6, 2019

REFERRED TO COMMITTEE ON URBAN AFFAIRS, FEBRUARY 6, 2019

AN ACT

1 Amending Title 1 (General Provisions) of the Pennsylvania
2 Consolidated Statutes, in rules of construction, further
3 providing for definitions.

4 The General Assembly of the Commonwealth of Pennsylvania
5 hereby enacts as follows:

6 Section 1. Section 1991 of Title 1 of the Pennsylvania
7 Consolidated Statutes is amended by adding a definition to read:
8 § 1991. Definitions.

9 The following words and phrases, when used in any statute
10 finally enacted on or after September 1, 1937, unless the
11 context clearly indicates otherwise, shall have the meanings
12 given to them in this section:

13 * * *

14 "Blighted property." The term includes:

15 (1) A premises:

16 (i) ascertained to be a public nuisance due to
17 physical condition or use and regarded as such at common

1 law and deemed to be a danger to public health, safety
2 and welfare or public nuisance as regulated by a locally
3 adopted property maintenance code and any compatible code
4 enacted by the act of November 10, 1999 (P.L.491, No.45),
5 known as the Pennsylvania Construction Code Act; or

6 (ii) the condition of which contains an attractive
7 nuisance created by physical condition, use or occupancy,
8 including, but not limited to, abandoned wells, shafts,
9 basements, excavations and unsafe fences or other
10 structures, or a safety risk, including, but not limited
11 to, unauthorized entry or unsafe equipment.

12 (2) A dwelling that has been condemned or otherwise
13 deemed unfit for occupancy or use by the local authority
14 having jurisdiction due to dilapidated, unsanitary, unsafe,
15 vermin-infested condition or lacking in the facilities and
16 equipment as required by the Pennsylvania Construction Code
17 Act.

18 (3) A structure determined to be a fire hazard or
19 otherwise that could easily catch fire or cause a fire and
20 endanger public health, safety and welfare.

21 (4) A vacant or unimproved lot or parcel of ground
22 located in a predominantly developed neighborhood that has
23 become a place for the accumulation of trash and debris or
24 haven for rodents and other vermin by reason of neglect or
25 lack of maintenance.

26 (5) A property that is vacant and has not been
27 rehabilitated within one year from receipt of notice for
28 corrective action as issued by the local authority having
29 jurisdiction, except a property where a valid construction
30 permit is in place.

1 (6) A vacant or unimproved lot or parcel of ground on
2 which a municipal lien for the cost of demolition of a
3 structure previously located on the property for which no
4 payments have been made for a period of 12 months.

5 (7) A vacant or unimproved lot or parcel of ground on
6 which the total municipal liens for delinquent real estate
7 and property tax or any other type of municipal claim are
8 greater than 150% of the fair market value of the property as
9 established by the board of assessment appeals or other body
10 with legal authority to determine the taxable value of the
11 property.

12 (8) A property that has been declared abandoned in
13 writing by the owner, including an estate that is in
14 possession of the property.

15 * * *

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