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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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SENATE BILL

No. 940 Session of  
2019

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INTRODUCED BY DiSANTO, ARGALL, BROWNE, MENSCH, YUDICHAK,  
BREWSTER, MASTRIANO AND K. WARD, NOVEMBER 18, 2019

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REFERRED TO URBAN AFFAIRS AND HOUSING, NOVEMBER 18, 2019

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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 and for  
6 compliance requirement.

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

9 Section 1. Section 2 of the act of December 20, 2000  
10 (P.L.724, No.99), known as the Municipal Code and Ordinance  
11 Compliance Act, is amended by adding a definition to read:

12 Section 2. Definitions.

13 The following words and phrases when used in this act shall  
14 have the meanings given to them in this section unless the  
15 context clearly indicates otherwise:

16 "Condemnation order." A declaration by an authorized  
17 official of a municipality that a dwelling, building, structure  
18 or premises is unfit for human habitation or other use or  
19 conditions exist that are dangerous or injurious to the health  
20 or safety of the occupants of the dwelling, building, structure

1 or premises, the occupants of neighboring dwellings or other  
2 residents of the municipality and which declaration includes a  
3 demand for the owner to take corrective action to the dwelling,  
4 building, structure or premises.

5 \* \* \*

6 Section 2. Section 3 of the act is amended by adding a  
7 subsection to read:

8 Section 3. Compliance requirement.

9 \* \* \*

10 (e.1) Recording of condemnation orders.--

11 (1) A municipality that issues a condemnation order on a  
12 property shall file the condemnation order with the tax claim  
13 bureau of the county in which the property is located and may  
14 record the condemnation order with the office of recorder of  
15 deeds of the county. If recorded, the condemnation order  
16 shall be constructive notice to all purchasers and other  
17 persons who are responsible for the property.

18 (2) The municipality may recover the cost of recording  
19 the condemnation order from the tax sale proceeds or directly  
20 from the purchaser.

21 (3) The validity of the condemnation order shall not be  
22 affected by an upset sale, a judicial sale or a repository  
23 sale of the property.

24 (4) After a condemnation order has been recorded under  
25 this section, if the municipality vacates the condemnation  
26 order by issuing a use and occupancy certificate for the  
27 property, the municipal code officer shall file a statement  
28 indicating that the condemnation order has been vacated in  
29 the tax claim bureau and the office of recorder of deeds  
30 within 15 days of the condemnation order being vacated.

1 \* \* \*

2 Section 3. This act shall take effect in 60 days.