

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 940 Session of 2019

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

SENATOR PITTMAN, URBAN AFFAIRS AND HOUSING, AS AMENDED, JUNE 9, 2020

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 HABITATION or other <--
19 use or conditions exist that are dangerous or injurious to the

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

6 * * *

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

9 Section 3. Compliance requirement.

10 * * *

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

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

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

23 (3) The validity of the NOTWITHSTANDING SECTION 612(A) <--
24 OF THE ACT OF JULY 7, 1947 (P.L.1368, NO.542), KNOWN AS THE
25 REAL ESTATE TAX SALE LAW, A PROPERLY RECORDED condemnation
26 order shall BE A LIEN ON THE PROPERTY AND SHALL not be <--
27 affected by an upset sale, a judicial sale or a repository
28 sale of the property.

29 (4) After a condemnation order has been recorded under
30 this section, if the municipality vacates the condemnation

1 ~~order by issuing a use and occupancy certificate for the~~ <--
2 ~~property, the municipal code officer shall file a statement~~ <--
3 ~~indicating that the condemnation order has been vacated in~~
4 ~~the tax claim bureau and the office of recorder of deeds~~
5 ~~within 15 days of the condemnation order being vacated.,~~ <--
6 WITHIN 15 DAYS OF THE CONDEMNATION ORDER BEING VACATED,
7 RECORD WITH THE OFFICE OF RECORDER OF DEEDS A STATEMENT
8 INDICATING THAT THE CONDEMNATION ORDER HAS BEEN VACATED.
9 * * *
10 Section 3. This act shall take effect in 60 days.