
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 160 Session of
2021

INTRODUCED BY MULLERY, SCHLOSSBERG, SANCHEZ, HILL-EVANS,
LONGIETTI, McNEILL, HOHENSTEIN, FREEMAN, CIRESI AND
D. WILLIAMS, JANUARY 14, 2021

REFERRED TO COMMITTEE ON URBAN AFFAIRS, JANUARY 14, 2021

AN ACT

1 Amending Title 53 (Municipalities Generally) of the Pennsylvania
2 Consolidated Statutes, in neighborhood blight reclamation and
3 revitalization, further providing for municipal permit
4 denial.

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

7 Section 1. Section 6131(a) of Title 53 of the Pennsylvania
8 Consolidated Statutes is amended to read:

9 § 6131. Municipal permit denial.

10 (a) Denial.--

11 (1) A municipality or a board under subsection (c) may
12 deny issuing to an applicant a municipal permit if the
13 applicant owns real property in any municipality for which
14 there exists on the real property:

15 (i) a final and unappealable tax, water, sewer or
16 refuse collection delinquency on account of the actions
17 of the owner; [or]

18 (ii) a serious violation of State law or a code and

1 the owner has taken no substantial steps to correct the
2 violation within six months following notification of the
3 violation and for which fines or other penalties or a
4 judgment to abate or correct were imposed by a
5 magisterial district judge or municipal court, or a
6 judgment at law or in equity was imposed by a court of
7 common pleas. However, no denial shall be permitted on
8 the basis of a property for which the judgment, order or
9 decree is subject to a stay or supersedeas by an order of
10 a court of competent jurisdiction or automatically
11 allowed by statute or rule of court until the stay or
12 supersedeas is lifted by the court or a higher court or
13 the stay or supersedeas expires as otherwise provided by
14 law. Where a stay or supersedeas is in effect, the
15 property owner shall so advise the municipality seeking
16 to deny a municipal permit[.]; or

17 (iii) a delinquency in real property taxes or
18 municipal charges or for failure to abate a serious
19 violation of State law or a code on real property within
20 the municipality that is owned by a limited liability
21 corporation or a principal of a limited liability
22 corporation, incorporated inside or outside of this
23 Commonwealth.

24 (2) A municipality or board shall not deny a municipal
25 permit to an applicant if the municipal permit is necessary
26 to correct a violation of State law or a code.

27 (3) The municipal permit denial shall not apply to an
28 applicant's delinquency on taxes, water, sewer or refuse
29 collection charges that are under appeal or otherwise
30 contested through a court or administrative process.

1 (4) In issuing a denial of a permit based on an
2 applicant's delinquency in real property taxes or municipal
3 charges or for failure to abate a serious violation of State
4 law or a code on real property that the applicant owns in
5 this Commonwealth, the municipality or board shall indicate
6 the street address, municipal corporation and county in which
7 the property is located and the court and docket number for
8 each parcel cited as a basis for the denial. The denial shall
9 also state that the applicant may request a letter of
10 compliance from the appropriate State agency, municipality or
11 school district, in a form specified by such entity as
12 provided in this section.

13 (5) A limited liability corporation or a principal of a
14 limited liability corporation shall disclose in writing at
15 the submission of an application any delinquencies in real
16 property taxes or municipal charges or for failure to abate a
17 serious violation of State law or a code on any real property
18 within the municipality. Failure to disclose under this
19 paragraph shall result in the imposition of a \$500 fine
20 payable to the municipality.

21 * * *

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