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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 960 Session of  
2021

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INTRODUCED BY FREEMAN, SANCHEZ, N. NELSON, HILL-EVANS, McNEILL,  
HOHENSTEIN, DELLOSO, BRIGGS, DRISCOLL, HOWARD, LONGIETTI,  
SCHWEYER AND NEILSON, JUNE 8, 2021

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REFERRED TO COMMITTEE ON URBAN AFFAIRS, JUNE 8, 2021

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AN ACT

1 Amending Title 68 (Real and Personal Property) of the  
2 Pennsylvania Consolidated Statutes, in land banks, further  
3 providing for legislative findings and purpose, for powers  
4 and for disposition of property and providing for exemption  
5 from realty transfer tax.

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

8 Section 1. Sections 2102 and 2107 of Title 68 of the  
9 Pennsylvania Consolidated Statutes are amended by adding  
10 paragraphs to read:

11 § 2102. Legislative findings and purpose.

12 The General Assembly finds and declares that:

13 \* \* \*

14 (6) Land banks, if used effectively, can be a powerful  
15 tool in the fight against homelessness. Using land banks to  
16 transform vacant, abandoned or tax-delinquent properties into  
17 housing facilities for homeless individuals provides tangible  
18 benefits to municipalities, including the restoration of  
19 blighted property and the ability to provide necessary

1 resources to one of this Commonwealth's most vulnerable  
2 populations.

3 § 2107. Powers.

4 A land bank constitutes a public body, corporate and politic,  
5 exercising public powers of the Commonwealth necessary or  
6 appropriate to carry out this chapter, including the following  
7 powers:

8 \* \* \*

9 (16.1) To enter into partnerships, joint ventures and  
10 other collaborative relationships with other entities,  
11 including private developers, for the conversion of vacant,  
12 abandoned, tax-delinquent or otherwise blighted property into  
13 housing facilities for homeless individuals.

14 \* \* \*

15 Section 2. Section 2110(e)(1) of Title 68 is amended by  
16 adding a subparagraph to read:

17 § 2110. Disposition of property.

18 \* \* \*

19 (e) Ranking of priorities.--

20 (1) A land bank jurisdiction may establish a  
21 hierarchical ranking of priorities for the use of real  
22 property conveyed by a land bank, including use for:

23 \* \* \*

24 (i.1) Housing for homeless individuals.

25 \* \* \*

26 Section 3. Title 68 is amended by adding a section to read:  
27 § 2121. Exemption from realty transfer tax.

28 A transfer of real property to or from a land bank shall be  
29 exempt from both the State and local realty transfer tax under  
30 Articles XI-C and XI-D of the act of March 4, 1971 (P.L.6,

1 No.2), known as the Tax Reform Code of 1971, and section 301.1  
2 of the act of December 31, 1965 (P.L.1257, No.511), known as The  
3 Local Tax Enabling Act.

4 Section 4. This act shall take effect in 60 days.