
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1003 Session of
2021

INTRODUCED BY METZGAR, JAMES AND MOUL, MARCH 24, 2021

REFERRED TO COMMITTEE ON JUDICIARY, MARCH 24, 2021

AN ACT

1 Amending the act of August 11, 1967 (P.L.205, No.69), entitled
2 "An act to validate conveyances and other instruments which
3 have been defectively acknowledged," extending the date for
4 validation of certain conveyances and other instruments.

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

7 Section 1. Section 1 of the act of August 11, 1967 (P.L.205,
8 No.69), entitled "An act to validate conveyances and other
9 instruments which have been defectively acknowledged," is
10 amended to read:

11 Section 1. No grant, bargain and sale, feoffment, deed of
12 conveyance, release, assignment, mortgage or other assurance of
13 lands, tenements and hereditaments, whatsoever, bearing date
14 prior to the year two thousand [~~thirteen~~] twenty, made, executed
15 and delivered by husband and wife, or by any person or trustee
16 or attorney in fact for any other person or persons, to a bona
17 fide purchaser or purchasers for a valuable consideration, and
18 acknowledged before any officer duly authorized by law to take
19 such acknowledgment, shall be deemed, held or adjudged invalid

1 or defective or insufficient in law by reason of any informality
2 or defect in such acknowledgment as not being made according to
3 law, or because the date of the acknowledgment predates the date
4 of the instrument, or by reason of the acknowledgment thereto
5 having been made by any trustee or attorney in fact in his
6 individual capacity instead of as such trustee or attorney in
7 fact; but all and every such grant, bargain and sale, feoffment,
8 deed of conveyance, release, assignment, mortgage or other
9 assurance, so made, executed and acknowledged, as aforesaid,
10 shall be as good, valid and effectual in law for transferring,
11 passing and conveying the estate, right, title and interest of
12 such husband and wife of, in and to the lands, tenements and
13 hereditaments mentioned in the same, as if all the requisites
14 and particulars of such acknowledgment had been made according
15 to law, and as if such trustee or attorney in fact had made the
16 acknowledgment thereto in such capacity; and the record of the
17 same duly made in the proper office for recording of deeds in
18 this Commonwealth, and exemplifications of the same duly
19 certified, shall be legal evidence in all cases in which the
20 original would be competent evidence.

21 Section 2. The amendment of section 1 of the act shall not
22 apply to lawsuits pending on the effective date of this section
23 and which are undetermined.

24 Section 3. This act shall take effect January 1, 2022, or in
25 60 days, whichever is later.