

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2209 Session of
2022

INTRODUCED BY MAJOR, BERNSTINE, BROOKS, R. BROWN, INNAMORATO,
JAMES, LONGIETTI, PENNYCUICK, SMITH AND TWARDZIK,
JANUARY 5, 2022

AS REPORTED FROM COMMITTEE ON URBAN AFFAIRS, HOUSE OF
REPRESENTATIVES, AS AMENDED, APRIL 12, 2022

AN ACT

1 Amending Title 68 (Real and Personal Property) of the
2 Pennsylvania Consolidated Statutes, in land banks, further
3 providing for ~~board~~. LEGISLATIVE FINDINGS AND PURPOSE, FOR <--
4 BOARD, FOR POWERS AND FOR DISPOSITION OF PROPERTY AND
5 PROVIDING FOR EXEMPTION FROM REALTY TRANSFER TAX.

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

8 ~~Section 1. Section 2105(g)(2) of Title 68 of the~~ <--
9 ~~Pennsylvania Consolidated Statutes is amended to read:~~

10 SECTION 1. SECTION 2102 OF TITLE 68 OF THE PENNSYLVANIA <--
11 CONSOLIDATED STATUTES IS AMENDED BY ADDING A PARAGRAPH TO READ:

12 § 2102. LEGISLATIVE FINDINGS AND PURPOSE.

13 THE GENERAL ASSEMBLY FINDS AND DECLARES THAT:

14 * * *

15 (6) LAND BANKS, IF USED EFFECTIVELY, CAN BE A POWERFUL
16 TOOL IN THE FIGHT AGAINST HOMELESSNESS. USING LAND BANKS TO
17 TRANSFORM VACANT, ABANDONED OR TAX-DELINQUENT PROPERTIES INTO
18 HOUSING FACILITIES FOR HOMELESS INDIVIDUALS PROVIDES TANGIBLE

1 BENEFITS TO MUNICIPALITIES, INCLUDING THE RESTORATION OF
2 BLIGHTED PROPERTY AND THE ABILITY TO PROVIDE NECESSARY
3 RESOURCES TO ONE OF THIS COMMONWEALTH'S MOST VULNERABLE
4 POPULATIONS.

5 SECTION 2. SECTION 2105(G)(2) OF TITLE 68 IS AMENDED TO
6 READ:

7 § 2105. Board.

8 * * *

9 (g) Meetings.--

10 * * *

11 (2) A majority of the board, excluding vacancies,
12 constitutes a quorum. [Physical presence is required under
13 this paragraph.] When a meeting is conducted through an
14 Internet platform, a quorum may be established with a virtual
15 presence of members or a combination of physical presence and
16 virtual presence of members.

17 * * *

18 SECTION 3. SECTION 2107 OF TITLE 68 IS AMENDED BY ADDING A <--
19 PARAGRAPH TO READ:

20 § 2107. POWERS.

21 A LAND BANK CONSTITUTES A PUBLIC BODY, CORPORATE AND POLITIC,
22 EXERCISING PUBLIC POWERS OF THE COMMONWEALTH NECESSARY OR
23 APPROPRIATE TO CARRY OUT THIS CHAPTER, INCLUDING THE FOLLOWING
24 POWERS:

25 * * *

26 (16.1) TO ENTER INTO PARTNERSHIPS, JOINT VENTURES AND
27 OTHER COLLABORATIVE RELATIONSHIPS WITH OTHER ENTITIES,
28 INCLUDING PRIVATE DEVELOPERS, FOR THE CONVERSION OF VACANT,
29 ABANDONED, TAX-DELINQUENT OR OTHERWISE BLIGHTED PROPERTY INTO
30 HOUSING FACILITIES FOR HOMELESS INDIVIDUALS.

1 * * *

2 SECTION 4. SECTION 2110(E)(1) OF TITLE 68 IS AMENDED BY
3 ADDING A SUBPARAGRAPH TO READ:

4 § 2110. DISPOSITION OF PROPERTY.

5 * * *

6 (E) RANKING OF PRIORITIES.--

7 (1) A LAND BANK JURISDICTION MAY ESTABLISH A
8 HIERARCHICAL RANKING OF PRIORITIES FOR THE USE OF REAL
9 PROPERTY CONVEYED BY A LAND BANK, INCLUDING USE FOR:

10 * * *

11 (I.1) HOUSING FOR HOMELESS INDIVIDUALS.

12 * * *

13 SECTION 5. TITLE 68 IS AMENDED BY ADDING A SECTION TO READ:

14 § 2121. EXEMPTION FROM REALTY TRANSFER TAX.

15 A TRANSFER OF REAL PROPERTY TO OR FROM A LAND BANK SHALL BE
16 EXEMPT FROM BOTH THE STATE AND LOCAL REALTY TRANSFER TAX UNDER
17 ARTICLES XI-C AND XI-D OF THE ACT OF MARCH 4, 1971 (P.L.6,
18 NO.2), KNOWN AS THE TAX REFORM CODE OF 1971, AND SECTION 301.1
19 OF THE ACT OF DECEMBER 31, 1965 (P.L.1257, NO.511), KNOWN AS THE
20 LOCAL TAX ENABLING ACT.

21 Section 2 6. This act shall take effect in 60 days.

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