
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1109 Session of
2023

INTRODUCED BY KULIK, PROBST, MADSEN, MADDEN, HILL-EVANS,
SANCHEZ, STEELE, DELLOSO, SHUSTERMAN, MALAGARI, CONKLIN,
DEASY AND GREEN, MAY 5, 2023

REFERRED TO COMMITTEE ON LOCAL GOVERNMENT, MAY 5, 2023

AN ACT

1 Providing for real property emergency services funds in
2 municipalities.

3 The General Assembly of the Commonwealth of Pennsylvania
4 hereby enacts as follows:

5 Section 1. Short title.

6 This act shall be known and may be cited as the Real Property
7 Emergency Services Act.

8 Section 2. Definitions.

9 The following words and phrases when used in this act shall
10 have the meanings given to them in this section unless the
11 context clearly indicates otherwise:

12 "Accessory equipment." Firefighting and rescue equipment
13 necessary to carry out the ordinary functions of supporting fire
14 and rescue activities.

15 "Apparatus equipment." Elevated equipment, pumpers, tankers,
16 ladder trucks, utility or special services vehicles, rescue
17 vehicles or other large equipment used by firefighters.

1 "Communications equipment." A voice or original transmission
2 system required to support the operation of a fire company or
3 for emergency medical services.

4 "Firehouse." A facility used by a fire company to house
5 firefighting equipment. The term shall not include meeting
6 halls, social rooms or any other facilities not directly
7 relating to firefighting.

8 "Fund." A real property emergency services fund established
9 by a municipality under section 3(a).

10 "Municipality." One of the following:

11 (1) A city of the first class, second class, second
12 class A or third class.

13 (2) A borough.

14 (3) An incorporated town.

15 (4) A township of the first class or second class.

16 (5) A home rule municipality.

17 (6) A similar general purpose unit of government
18 established by the General Assembly.

19 "Protective equipment."

20 (1) Equipment used by firefighters to protect
21 firefighters from injury while performing duties, including
22 helmets, turnout coats and pants, boots, eyeshields, gloves
23 and self-contained respiratory protection units.

24 (2) Equipment used by emergency medical technicians,
25 paramedics and other emergency medical response personnel to
26 protect from injury while performing duties, including face
27 masks, face shields, gowns and gloves.

28 "Rescue vehicle." A vehicle used for rescue services,
29 including vehicle rescue or water rescue.

30 "Utility or special services vehicle." A vehicle carrying

1 accessory equipment, including, but not limited to, ladders,
2 oxygen equipment, generators and adapters, floodlights, smoke
3 ejectors and other equipment necessary to perform the ordinary
4 functions of supporting firefighting activities.

5 Section 3. Real property emergency services funds.

6 (a) Requirements.--Each municipality shall establish a real
7 property emergency services fund.

8 (b) Use of fund.--The municipality shall use money in the
9 fund to supplement a municipal emergency services allocation.
10 The money in the fund may only be expended for:

11 (1) The purchase or maintenance of accessory equipment,
12 apparatus equipment, communications equipment and protective
13 equipment used by volunteer firefighters or firefighters
14 employed by municipalities for firefighting, emergency
15 response services and training purposes.

16 (2) The purchase or maintenance of rescue vehicles or
17 utility or special services vehicles, used by volunteer
18 firefighters or firefighters employed by municipalities for
19 firefighting, emergency response services and training
20 purposes.

21 (3) Construction or maintenance of firehouses.

22 (4) Salaries of firefighters who are employed by a
23 municipality.

24 (5) The purchase or maintenance of medical equipment,
25 communications equipment or protective equipment used for
26 emergency medical response services and training purposes by
27 volunteer emergency medical technicians, emergency medical
28 technicians, paramedics and other emergency medical response
29 personnel employed by a municipality.

30 (6) The purchase or maintenance of ambulances or other

1 vehicles used for emergency medical response services and
2 training purposes by volunteer emergency medical technicians,
3 emergency medical technicians, paramedics or other emergency
4 medical response personnel employed by a municipality.

5 (7) Construction or maintenance of facilities used for
6 storing or maintaining emergency medical services equipment,
7 including ambulances and other vehicles.

8 (8) Salaries of emergency medical technicians,
9 paramedics or other emergency medical response personnel who
10 are employed by a municipality.

11 (9) Costs incurred by contracting with a third-party
12 entity that provides emergency medical services for a
13 municipality.

14 (c) Fee.--Within 15 days of closing on the sale of real
15 property, the buyer and seller shall each remit a \$25 fee to the
16 municipality where the real property is located. The
17 municipality shall deposit the fee in the municipality's fund.
18 Should a parcel of real property be located in multiple
19 municipalities, the fee shall be paid to the municipality where
20 the majority of the real property is located.

21 (d) Penalty.--If a buyer or seller of real property fails to
22 remit the fee required under subsection (c), the municipality
23 may impose a \$250 penalty. All penalties shall be deposited into
24 the municipality's fund.

25 Section 4. Reporting.

26 One year after the effective date of this section and
27 annually thereafter, each municipality shall publish a report
28 detailing the allocations from the municipality's fund and how
29 the allocations were used. The report shall be made available to
30 the public.

1 Section 5. Auditing.

2 At least every five years a municipality shall audit or hire
3 a third-party firm to conduct an audit of the municipality's
4 fund.

5 Section 6. Effective date.

6 This act shall take effect in 60 days.