
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1163 Session of
2023

INTRODUCED BY SALISBURY, MADDEN, BRENNAN, SANCHEZ, HILL-EVANS,
BOROWSKI, KINKEAD, GALLAGHER, ABNEY, MULLINS, McANDREW,
TAKAC, FLEMING, SAMUELSON, WAXMAN, PIELLI, PISCIOTTANO,
SMITH-WADE-EL, PARKER, DONAHUE, T. DAVIS, PROBST, KAZEEM,
KHAN AND MERSKI, MAY 18, 2023

REFERRED TO COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT,
MAY 18, 2023

AN ACT

1 Amending Title 68 (Real and Personal Property) of the
2 Pennsylvania Consolidated Statutes, in land banks, providing
3 for municipal acquisition of real property.

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

6 Section 1. Title 68 of the Pennsylvania Consolidated
7 Statutes is amended by adding a section to read:

8 § 2122. Municipal acquisition of real property.

9 (a) Authorization.--A municipality may authorize a land bank
10 to acquire and redevelop real property if all of the following
11 apply:

12 (1) The property is abandoned, vacant or blighted for
13 five consecutive years or has been declared a nuisance
14 property by the municipality for five consecutive years.

15 (2) The property has a record of building code
16 violations or has been in violation of municipal ordinances,

1 including tax delinquency.

2 (3) The municipality has attempted at least three
3 notifications to the owner of the property to remediate the
4 building code violations or ordinance violations.

5 (b) Notification.--If the abandonment, vacancy or blight of
6 the property continues after the requirements of subsection (a)
7 (1), (2) and (3) have been established, the municipality shall
8 notify the owner of the property by certified mail that the
9 property is subject to be designated as available for
10 acquisition through a land bank due to abandonment, vacancy or
11 blight. Ninety days after the notification under this subsection
12 has been delivered and if the owner has not requested an appeal
13 hearing, the municipality may designate the property as
14 available for acquisition through a land bank. Notification
15 under this subsection shall include information on the appeal
16 process established under subsection (c).

17 (c) Appeal.--An owner of a property may appeal the
18 designation of the property as available for acquisition through
19 a land bank. A municipality shall provide a property owner a
20 hearing. A municipality may:

21 (1) Grant an appeal if the owner of a property provides
22 the municipality with a plan for the use or redevelopment of
23 the property 30 days prior to an appeal hearing. The plan for
24 use or redevelopment shall include a timeline for
25 redevelopment, including scheduled dates when phases of the
26 redevelopment are planned to be completed, the proposed final
27 completion date, other information regarding the future plans
28 for the property and at least one of the following:

29 (i) actual or pending financing for redevelopment;

30 (ii) architectural drawings for redevelopment; or

1 (iii) a contract with a real estate developer,
2 contractor or other professional for use or redevelopment
3 of the property.

4 (2) If an appeal is granted and a redevelopment plan is
5 implemented, inspect a property at any time to ensure that
6 the redevelopment plan is being implemented. If an inspection
7 provides evidence that, without just cause, the redevelopment
8 plan is not being implemented or is failing to meet the
9 scheduled dates when phases of the redevelopment are planned
10 to be completed, the municipality may revoke the appeal and
11 designate the property as available for acquisition through a
12 land bank.

13 (3) If an owner provides evidence that an extension to a
14 redevelopment plan is warranted, grant extensions to the plan
15 in no more than six-month increments or designate the
16 property as available for acquisition through a land bank.

17 (d) Acquisition.--Following the designation of real property
18 as available for acquisition through a land bank, a land bank
19 may acquire the property under section 2109 (relating to
20 acquisition of property).

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