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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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SENATE BILL

No. 1093 Session of  
2024

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INTRODUCED BY SANTARSIERO, MILLER, HUGHES, FONTANA, SAVAL,  
CAPPELLETTI, TARTAGLIONE, DILLON, COSTA, KANE AND SCHWANK,  
JULY 12, 2024

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REFERRED TO EDUCATION, JULY 12, 2024

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AN ACT

1 Amending the act of April 9, 1929 (P.L.343, No.176), entitled  
2 "An act relating to the finances of the State government;  
3 providing for cancer control, prevention and research, for  
4 ambulatory surgical center data collection, for the Joint  
5 Underwriting Association, for entertainment business  
6 financial management firms, for private dam financial  
7 assurance and for reinstatement of item vetoes; providing for  
8 the settlement, assessment, collection, and lien of taxes,  
9 bonus, and all other accounts due the Commonwealth, the  
10 collection and recovery of fees and other money or property  
11 due or belonging to the Commonwealth, or any agency thereof,  
12 including escheated property and the proceeds of its sale,  
13 the custody and disbursement or other disposition of funds  
14 and securities belonging to or in the possession of the  
15 Commonwealth, and the settlement of claims against the  
16 Commonwealth, the resettlement of accounts and appeals to the  
17 courts, refunds of moneys erroneously paid to the  
18 Commonwealth, auditing the accounts of the Commonwealth and  
19 all agencies thereof, of all public officers collecting  
20 moneys payable to the Commonwealth, or any agency thereof,  
21 and all receipts of appropriations from the Commonwealth,  
22 authorizing the Commonwealth to issue tax anticipation notes  
23 to defray current expenses, implementing the provisions of  
24 section 7(a) of Article VIII of the Constitution of  
25 Pennsylvania authorizing and restricting the incurring of  
26 certain debt and imposing penalties; affecting every  
27 department, board, commission, and officer of the State  
28 government, every political subdivision of the State, and  
29 certain officers of such subdivisions, every person,  
30 association, and corporation required to pay, assess, or  
31 collect taxes, or to make returns or reports under the laws  
32 imposing taxes for State purposes, or to pay license fees or  
33 other moneys to the Commonwealth, or any agency thereof,

1 every State depository and every debtor or creditor of the  
2 Commonwealth," establishing the Put Down Roots PA Pilot  
3 Program; and providing for duties of Pennsylvania Higher  
4 Education Assistance Agency.

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

7 Section 1. The act of April 9, 1929 (P.L.343, No.176), known  
8 as The Fiscal Code, is amended by adding an article to read:

9 ARTICLE I-M

10 PUT DOWN ROOTS PA PILOT PROGRAM

11 Section 101-M. Definitions.

12 The following words and phrases when used in this article  
13 shall have the meanings given to them in this section unless the  
14 context clearly indicates otherwise:

15 "Agency." The Pennsylvania Higher Education Assistance  
16 Agency.

17 "Manufactured home." Any of the following:

18 (1) A manufactured home as defined in 42 U.S.C. §  
19 5402(6) (relating to definitions).

20 (2) A mobile home as defined in 75 Pa.C.S. § 102  
21 (relating to definitions).

22 "Program." The Put Down Roots PA Pilot Program established  
23 under section 102-M(a).

24 Section 102-M. Establishment of program.

25 (a) Establishment.--The Put Down Roots PA Pilot Program is  
26 established within the agency.

27 (b) Purpose.--The program shall provide student loan relief  
28 for an individual who purchases a home in this Commonwealth for  
29 the first time.

30 Section 103-M. Duties of agency.

31 The agency shall have the following duties:

32 (1) Administer the program and, in the agency's sole

1 discretion, award a grant under the program to an individual  
2 who submits a completed application to the agency and meets  
3 the eligibility criteria under section 104-M.

4 (2) Develop an application form that an individual may  
5 use to apply for a grant award under the program.

6 (3) Award grants under the program in a geographically  
7 diverse manner throughout this Commonwealth.

8 Section 104-M. Program eligibility.

9 An individual who meets all of the following criteria shall  
10 be eligible to submit an application to the agency for a grant  
11 award under the program:

12 (1) Has purchased a home within this Commonwealth.

13 (2) Lives in or intends to live in the home as the  
14 individual's primary residence.

15 (3) Has never purchased or owned a home in this  
16 Commonwealth prior to the purchase of the home under  
17 paragraph (1).

18 (4) Agrees to reside in the home for a minimum of three  
19 years.

20 (5) Has an annual household income that does not exceed  
21 \$200,000.

22 Section 105-M. Limitations on grants.

23 (a) Amount.--The agency may award a grant under the program  
24 to an individual who submits a completed application to the  
25 agency and meets the eligibility requirements under section 104-  
26 M in an amount not to exceed \$40,000.

27 (b) Prohibition.--The agency may not award any of the  
28 following:

29 (1) A grant under the program to an individual that  
30 exceeds the individual's student loan debt.

1           (2) A grant under the program that exceeds 15% of the  
2 purchase price of an individual's home.

3           (3) More than one grant under the program to a single  
4 individual under this article.

5           (4) More than one grant under the program to a single  
6 home address.

7 Section 106-M. Joint applicants.

8           Notwithstanding section 105-M(b)(4), if there is more than  
9 one individual on a deed or title of a manufactured home, each  
10 individual who meets the eligibility criteria under section 104-  
11 M may submit an application to the agency for a grant award  
12 under the program. If each individual on a deed or title of a  
13 manufactured home applies for a grant award under the program,  
14 the agency may award a grant to each individual on the deed or  
15 title of the manufactured home. Grant awards under the program  
16 to more than one individual on the deed or title of a  
17 manufactured home shall be distributed equally between all  
18 individuals on the deed or title of manufactured home, unless  
19 otherwise agreed to by the individuals in writing.

20 Section 107-M. Taxation.

21           A grant award provided under the program shall not be  
22 included in classes of income under section 303 of the act of  
23 March 4, 1971 (P.L.6, No.2), known as the Tax Reform Code of  
24 1971.

25 Section 108-M. Administrative fees.

26           The agency may impose a reasonable administrative fee for the  
27 direct costs associated for the implementation of the program.

28 Section 109-M. Annual report.

29           No later than one year after the opening of applications for  
30 grant awards under the program and each year thereafter, the

1 agency shall post on the agency's publicly accessible Internet  
2 website and report to the Governor and the General Assembly, at  
3 a minimum, the following:

4 (1) The number of applications received in the previous  
5 year.

6 (2) The total number of applications received since the  
7 inception of the program.

8 (3) The number of grants awarded in the previous year.

9 (4) The total number of grants awarded since the  
10 inception of the program.

11 (5) The minimum, maximum and average grant amount  
12 awarded in the previous year.

13 (6) The minimum, maximum and average grant amount  
14 awarded since the inception of the program.

15 (7) The household income of each individual who received  
16 a grant award in the previous year.

17 (8) The household income of each individual who received  
18 a grant award since the inception of the program.

19 (9) The number of years of home ownership for each  
20 individual since receiving a grant award.

21 (10) Any other relevant information as the agency may  
22 determine.

23 Section 110-M. Notice of application period.

24 (a) Acceptance of applications.--Upon receipt of money  
25 appropriated by the General Assembly for the program, the agency  
26 shall transmit a notice of the appropriation to the Legislative  
27 Reference Bureau for publication in the next available issue of  
28 the Pennsylvania Bulletin. Upon the date of publication of the  
29 notice under this subsection, the agency may begin accepting  
30 applications for grant awards under the program.

1       (b) Cessation of applications.--Upon the expenditure of all  
2 money appropriated by the General Assembly, the agency shall  
3 transmit a notice of the expenditure to the Legislative  
4 Reference Bureau for publication in the next available issue of  
5 the Pennsylvania Bulletin. Upon the date of publication of the  
6 notice under this subsection, the agency shall cease accepting  
7 applications for grant awards under the program.

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