



House of Representatives
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

RECENTLY ENACTED URBAN BLIGHT LEGISLATION

Amend First Class Township Code (Act 64 of 1997) - Would waive current advertising and bidding requirements for the sale of real property owned by the township when sold to nonprofit community development corporations engaged in commercial, industrial and affordable housing development.

Amend Real Estate Tax Sale Law (Act 5 of 1998) - Would authorize third parties to satisfy tax claims held by a municipality against tax delinquent real property. Would also allow a municipality to petition the court of common pleas to prohibit the transfer of property sold at a judicial sale to any purchaser who has failed to comply with the local housing code.

Amend Third Class City Code (Act 44 of 1998) - Would waive current advertising and bidding requirements for the sale of real property owned by the municipality when sold to nonprofit community development corporations engaged in commercial, industrial and affordable housing development.

Amend Third Class City Code (Act 47 of 1998) - Would amend Section 2541 (Public Sale of Property to Satisfy Tax Claims) by making taxes "delinquent" thirty days after the final deadline for payment of such taxes for the current tax year.

Amend Third Class City Code (Act 48 of 1998) - Would repeal Section 2545 of the Code which provides for the redemption of real property sold at a judicial sale.

Amend Borough Code (Act 54 of 1998) - Would waive current advertising and bidding requirements for the sale of real property owned by the borough when sold to nonprofit community development corporations engaged in commercial, industrial and affordable housing development.

Keystone Opportunity Zones (Act 92 of 1998) - Proposal for tax-free zones in Pennsylvania to expedite economic development in urban centers, including those in rural areas. State and local taxes would be waived to act as incentive for economic revitalization in commercial and residential areas.

Amend Real Estate Tax Sale Law (Act 133 of 1998) - Would prohibit the completion of a sale to persons with delinquent real estate taxes or outstanding municipal utility bills and further provide for the discharge of claims by a third party.

Amend Housing Authorities Law (Act 134 of 1998) - Would prevent a housing authority from entering into a contract with a landlord until a tax certification notice has been presented annually indicating payment of all municipal, county and school district taxes.

Criminal Penalty Package (Act 135 of 1998) - This statute contains several elements of the proposals generated pursuant to the House Resolution 91 with respect to increased criminal penalty for serious code violation or tax delinquencies.

Amend Homeowners Emergency Mortgage Assistance Program (HEMAP) (Act 160 of 1998) - Reduced the amount of assistance available to individual homeowners so that more homeowners could be served by the program which is administered by the Pennsylvania Housing Finance Agency.

Downtown Location Law (Act 32 of 2000) - Would require DGS to establish guidelines to encourage State agencies to: 1) locate all new offices and facilities or; 2) enter into a lease of real estate for office purposes, in downtown areas.

Amend County Code (Act 73 of 2000) - Would waive the fair market value requirements on the sale of county real property to nonprofit corporations engaged in commercial development or affordable housing construction. This exemption would not apply, however, to property owned and operated by a county for a government purpose.

Amend Real Estate Tax Sale Law (Act 82 of 2000) - Would prohibit a landlord whose apartment license was revoked pursuant to a municipal ordinance from purchasing property at a real estate tax sale. In addition, the Act would allow a tax claim bureau to give the redevelopment authority, municipality in which the property is located, or designated agent for same, the right of first refusal in approving the discharge of any tax claims for property they are interested in obtaining.

Municipal Code and Ordinance Compliance Act (Act 99 of 2000) - Would require an individual who purchases a building or structure known to have one or more substantial building, housing, property maintenance or fire code violations which pose a threat to the public's health safety or property to abate the violations or demolish the building within 18 months from the date of purchase. In municipalities having low-income housing, not less than one-third of any fine levied for noncompliance must be used to support low-income housing in a manner determined by the municipality.

In addition, any purchaser of any lot or parcel known to have one or more substantial violations of municipal nuisance ordinances would be required to make a reasonable attempt to abate the nuisance within one year from the date of purchase.

Amend Pennsylvania Keystone Opportunity Zone Act (Act 119 of 2000) - Would make several language changes and clarifications to address technical concerns that have arisen since the implementation of the original Act in 1999. In addition, the Act would provide tax credit relief for banks and mutual thrifts; insurance companies; railroads; truck, bus, and airline companies; and natural gas and water transportation companies.