



Senate Urban Affairs & Housing Committee

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Chairman

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BILL ANALYSIS

BILL NUMBER: Senate Bill 900
SPONSOR: Senator Argall

PRINTER'S NUMBER: PN 1176
REFERRED: June 17, 2009

Summary

- Amends Title 53 (Municipalities Generally) to provide for neighborhood blight reclamation and revitalization.

Analysis

- A lien may be placed against the assets of an owner of unremediated blighted real property after a judgment, decree or order is entered by a court against the legal owner.
- Streamlines the judicial process by helping to clarify who owns the property if in corporate ownership, and provisions are also made to return out of state property owners to Pennsylvania to face criminal prosecution.
- Sixty days following the entry of a foreclosure order or upon surrender of the right to possession by a delinquent borrower, the mortgage lender would be responsible to maintain properties, which they financed and where default occurs, until there was a new owner so the property doesn't become blighted.
 - A mortgage lender may be exempted if they file a notice with the county recorder of deeds assigning the right to possession of the property, provided that there is:
 - An acceptance of the assignment by the assignee;
 - A foreclosure sale by the mortgage lender to the redevelopment authority or nonprofit community organization of the city, borough, township, or incorporated town within which the property is located to a redevelopment authority or nonprofit community organization organized or designated by the municipality; and
 - A lien upon the property to reimburse the municipality, authority or nonprofit community organization for the costs of bringing the property into compliance with exterior housing, building and property maintenance code requirements together with any other reasonable and necessary costs to protect the property pending its sale

- A municipality may deny issuing a municipal permit to a property owner that has serious code violations which threaten the public's health and safety.
- In addition to the provisions of the Unfair Insurance Practices Act, the act of refusing to issue or renew an insurance policy on real property on the basis of the condition of surrounding properties or because surrounding properties are unoccupied is prohibited as an unfair method of competition and unfair insurance practice.
- Establishes a program to use available funds to develop and implement education and training programs for magisterial district judges regarding laws related to blighted and abandoned property.

Effective Date

- This act shall take effect in 90 days.