



## Pugliese Associates Bill Status Report November 1, 2018

### Pennsylvania Residential Owners Association

HB 38

Saccone, Rick

(PN 45) Amends PA Human Relations Act to include the exercise of self-defense rights as a protected practice. Effective in 60 days.

**Bill History:** 01-23-17 Introduced and referred to committee on House State Government

HB 76

Cox, Jim

(PN 3304) The Property Tax Independence Act provides for tax levies and information related to taxes; authorizes the imposition of a personal income tax or an earned income tax by a school district subject to voter approval; provides for imposition of and exclusions from a sales and use tax for the stabilization of education funding, for increase to the personal income tax, for certain licenses, for hotel occupancy tax, for procedure and administration of the tax, for expiration of authority to issue certain debt and for reporting by local government units of debt outstanding; establishes the Education Stabilization Fund; provides for disbursements from the Education Stabilization Fund and for senior citizen property tax and rent rebate assistance; and makes repeals. The intent of the bill is to eliminate all school property taxes across the Commonwealth (with the exception of those retained to retire current debt) and will replace those taxes with funding from the Personal Income Tax and the Sales & Use Tax by broadening the sales tax to include more services and products at a new rate of seven percent. Portions are effective June 30, 2018; portions are effective January 1, 2018; and the remainder is effective immediately.

**Companions:** [SB 76](#) Argall, David (Related)

8-15-17 S Discussed during joint policy meeting with SDPC, Senate Republican Policy Committee

**Bill History:** 04-10-18 Introduced and referred to committee on House Finance

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[HB 137](#) Moul, Dan

(PN 101) Amends Title 53 (Municipalities Generally), in taxation and assessments general provisions, adding that "owner" includes a tenant who possesses and resides under a life lease and is contractually responsible for making all necessary real estate tax payments. Effective in 60 days.

**Bill History:** 01-23-17 Introduced and referred to committee on House Local Government

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[HB 230](#) Sonney, Curt

(PN 260) The County Property Tax Reduction and Diversification Act provides for county property tax reduction and establishes the Property Tax Reduction and Diversification Fund. The bill allows counties to levy, assess and collect certain taxes, such as sales, use, earned income, business privilege or mercantile, occupancy, computation, retail sales, vehicle sales, utility services and mobile telecommunications in order to provide property tax relief. The bill also requires counties to obtain a license with the Department of Revenue and report monthly statements of the sum retained and reimbursed to each municipality and to both appropriations committees. Effective immediately.

**Bill History:** 02-01-17 Introduced and referred to committee on House Finance

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[HB 262](#) Diamond, Russ

(PN 266) Joint Resolution proposing an amendment to the Pennsylvania Constitution prohibiting the taxation of real property. Constitutional amendments require approval in two consecutive legislative sessions and then approval by the voters through a referendum.

**Companions:** [HB 1115](#) Diamond, Russ (Refiled from 15R Session) (F)

**Bill History:** 02-01-17 Introduced and referred to committee on House Finance

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HB 331 Bloom, Stephen

(PN 355) Amends the Tax Reform Code, in personal income tax, further providing for classes of income by adding that the requirements of section 1031 of the Internal Revenue Code referring to property that has been exchanged for similar property, shall be applicable. Effective immediately.

**Companions:** HB 700 Bloom, Stephen (Refiled from 15R Session)  
SB 601 Folmer, Mike (Refiled from 15R Session)  
SB 201 Folmer, Mike (Identical)  
5-18-17 Received in the House and referred to House Finance

**Bill History:** 04-10-18 House Final Passage (188-2)  
04-11-18 Received in the Senate and referred to Senate Finance

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HB 432 Brown, Rosemary

(PN 448) Amends Title 68 (Real and Personal Property), in general provisions relating to condominiums, cooperatives and planned communities, providing for complaints filed with Bureau of Consumer Protection. The Bureau of Consumer Protection in the Office of Attorney General shall investigate or mediate a complaint filed with the bureau by a person who is a unit owner against the association in which the person is a member. Effective in 60 days.

**Companions:** HB 1774 Brown, Rosemary (Refiled from 15R Session)

**Bill History:** 02-10-17 Introduced and referred to committee on House Urban Affairs

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HB 460 DeLuca, Anthony

(PN 481) Amends the Taxpayer Relief Act, in State funds formula, further providing for certification and calculation of minimum and maximum modifiers and for Property Tax Relief Reserve Fund, providing for senior citizen tax relief and further providing for State property tax reduction allocation. The bill freezes all school property taxes on the primary residences of Pennsylvania senior citizens at the rate in effect during the year they turn 65. Effective immediately.

**Bill History:** 02-14-17 Introduced and referred to committee on House Finance

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HB 471 DeLuca, Anthony

(PN 491) Amends Title 53 (Municipalities Generally), in neighborhood blight reclamation and revitalization, further providing for the definition of "owner" by adding mortgage lenders. Effective in 60 days.

**Companions:** [HB 434](#) DeLuca, Anthony (Refiled from 15R Session)

**Bill History:** 02-14-17 Introduced and referred to committee on House Urban Affairs

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HB 505 Boyle, Kevin

(PN 531) Amends Title 18 (Crimes) changing the crime of ethnic intimidation to unlawful intimidation and expanding the crime to include malicious intention toward the actual or perceived ancestry, mental or physical disability, sexual orientation, gender or gender identity. Effective in 60 days.

**Bill History:** 02-15-17 Introduced and referred to committee on House Judiciary

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HB 514 Bullock, Donna

(PN 538) Amends the Landlord and Tenant Act adding a new section providing a landlord may not inquire or require disclosure of the following from applicants or potential tenants or their household members: an arrest not leading to conviction; participation in or completion of a diversion or deferral of judgment program; a conviction that has been judicially dismissed, expunged, voided or invalidated; a conviction or any other determination or adjudication in the juvenile justice system; a conviction that is more than seven years old; or information pertaining to an offense other than a felony or misdemeanor, such as a summary offense. Provides a person who violates this new section shall be subject to a penalty not greater than \$250. Effective immediately.

**Companions:** [HB 2300](#) Bullock, Donna (F) (Refiled from 15R Session)

**Bill History:** 02-15-17 Introduced and referred to committee on House Urban Affairs

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HB 571 Davis, Tina

(PN 611) Act imposing a duty on municipalities to provide notification to property owners of changes to special flood

hazard area maps of the Federal Emergency Management Agency. Specifies type of notification required. Effective in 60 days.

**Companions:** [HB 1648](#) Davis, Tina (Refiled from 15R Session)

**Bill History:** 02-23-17 Introduced and referred to committee on House Local Government

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[HB 573](#) Davis, Tina

(PN 612) Amends Title 68 (Real and Personal Property), in seller disclosures, requiring the disclosure form to disclose the presence of rights-of-way, easements or access limitations that affect the use of the property. Effective in 60 days.

**Companions:** [HB 1833](#) Davis, Tina (Refiled from 15R Session)

[HB 1006](#) Murt, Thomas (Related)

3-28-17 Introduced and referred to committee on House Urban Affairs

[SB 296](#) Fontana, Wayne (Related)

2- 6-17 Introduced and referred to committee on Senate Urban Affairs and Housing

**Bill History:** 02-23-17 Introduced and referred to committee on House Local Government

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[HB 595](#) Brown, Rosemary

(PN 627) Amends Title 68 (Real & Personal Property), as follows: in general provisions, further providing for definitions; in management of the condominium, providing for alternative dispute resolution in condominiums and for complaints filed with Bureau of Consumer Protection; in protection of purchasers, further providing for effect of violations on rights of action; in general provisions, further providing for definitions; in management of cooperatives, providing for alternative dispute resolution in cooperatives and for complaints filed with Bureau of

Consumer Protection; in general provisions, further providing for definitions; in management of planned community, providing for alternative dispute resolution in planned communities and for complaints filed with Bureau of Consumer Protection; and in protection of purchasers, further providing for effect of violations on rights of action. Effective in 60 days.

**Bill History:** 05-04-18 Approved by the Governor – Act 17

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HB 641 Grove, Seth

(PN 1712) Amends Title 53 (Municipalities Generally), in assessments of persons and property, providing for senior property tax freeze by granting all political subdivisions the power and authority to grant annual property tax freezes if the claimant and the claimant's spouse have a household income not exceeding \$60,000 annually, the claimant is 65 years of age or older, and the claimant has established residency within the Commonwealth for more than five years. Effective in 60 days.

**Bill History:** 05-10-17 House First consideration  
10-17-18 Set on the House Calendar

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HB 653 Masser, Kurt

(PN 3613) Amends Title 68 (Real and Personal Property), in real property, providing for real estate foreclosure of vacant and abandoned property and for sheriff's commission and creditor attorney fees. The bill states that after a creditor gives notice to an obligor of a delinquency or other default with respect to an obligation secured by a mortgage or initiates a foreclosure action or action for possession or to quiet title, a mortgaged property for which the notice is given or proceedings are initiated shall be certified as vacant and abandoned if it meets requirements established in the bill. The stated intent is to limit the use of the expedited foreclosure process to vacant and abandoned properties.

Effective in 180 days. (Prior Printer Number: 692)

**Companions:** [SB 471](#) Blake, John (Related)

9-20-17 S Laid on the table (Pursuant to Senate Rule 9)

**Bill History:** 06-19-18 Approved by the Governor - Act 32  
12-16-18 Earliest effective date

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[HB 668](#) [Schlossberg, Mike](#)

(PN 712) Amends the Landlord and Tenant Act adding an article providing for lead-based paint and related hazardous conditions and imposing a penalty. A lessor or agent shall inspect a residential dwelling, offered by the lessor or agent for lease, rent or sublease for occupation, for the presence of lead-based paint and hazardous conditions as outlined. The bill provides extensively for disclosures. Fines collected for penalties shall be credited to the Department of Health for the operation and maintenance of the Lead and Healthy Homes Program. Effective in 180 days.

**Bill History:** 03-01-17 Introduced and referred to committee on House Urban Affairs

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[HB 758](#) [Ward, Judith](#)

(PN 826) The Tax Exemption and Mixed-Use Incentive Program Act authorizes local taxing authorities to provide for tax exemption incentives for certain deteriorated industrial, commercial, business and residential property and for new construction in deteriorated areas of communities; provides for an exemption schedule; and establishes standards and qualifications. Effective in 60 days.

**Bill History:** 05-24-17 Reported as committed from Senate Urban Affairs and Housing

05-24-17 Senate First consideration  
06-27-17 Set on the Senate Tabled Calendar

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HB 783 Nesbit, Tedd

(PN 4136) Amends Title 75 (Vehicles), in certificate of title and security interests, further providing for transfer of ownership of vehicles used for human habitation by exempting homes which have not been previously titled in Pennsylvania from the tax certification requirement. Requires showing of various taxes due, including any delinquent taxes turned over to a third party for collection. Effective in 60 days.

**Companions:** [HB 1518](#) Nesbit, Tedd (F) (Refiled from 15R Session)

**Bill History:** 10-02-17 House Final Passage (188-0)  
10-03-18 Senate Final Passage (48-0)  
10-19-18 Approved by the Governor (Act: 81 )  
12-18-18 Earliest effective date

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HB 786 Christiana, Jim

(PN 865) The Property Tax Elimination Act prohibits a county, city or school district from levying, assessing or collecting a tax on real property on or after July 1, 2018. Certain provisions in the Public School Code, the First Class City Public Education Home Rule Act and any provision of the Taxpayer Relief Act inconsistent with this act are repealed. Effective July 1, 2018.

**Bill History:** 03-10-17 Introduced and referred to committee on House Finance

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HB 787 Christiana, Jim

(PN 866) Joint resolution proposing an amendment to the Pennsylvania Constitution prohibiting the taxation of real property. Constitutional amendments require approval in two consecutive legislative sessions and



then approval by the voters through a referendum.

<b>Companions:</b>	<a href="#">HB 2146</a>	Christiana, Jim	(Refiled from 15R Session)
	<a href="#">HB 262</a>	Diamond, Russ	(Related)
		2- 1-17 Introduced and referred to committee on House Finance	
<b>Bill History:</b>	03-10-17 Introduced and referred to committee on House Finance		

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[HB 799](#)      [Davis, Tina](#)

(PN 878) Amends the Pennsylvania Municipalities Planning Code adding new subsection providing a zoning ordinance may allow a municipality to classify as a hotel for zoning purposes any residential rental property that has a lease term of less than one month and to restrict the location of the hotel accordingly. Further provides the subsection may not apply where the individuals residing in the building are related to the building owner by blood, marriage, adoption or guardianship. Effective in 60 days.

**Bill History:** 03-10-17 Introduced and referred to committee on House Local Government

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[HB 871](#)      [Taylor, John](#)

(PN 991) Joint Resolution proposing an amendment to the Constitution of the Commonwealth of Pennsylvania, in taxation and finance, authorizing the legislature to permit a city of the first class (Philadelphia) to impose taxes for the benefit of the city of the first class on real estate used for business purposes at a tax rate that exceeds the tax rate applicable to other real estate, with certain stipulations. Constitutional amendments require approval in two consecutive legislative sessions and then

approval by the voters through a referendum.

**Companions:**

[HB 1871](#) Taylor, John (Refiled from 15R Session)  
[SB 41](#) Williams, Anthony (Identical)

1-12-17 Introduced and referred to committee on Senate Finance

**Bill History:**

03-17-17 Introduced and referred to committee on House Finance

06-07-17 House First Consideration

10-17-18 Placed on the House Calendar

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[HB 890](#)

[Dean, Madeleine](#)

(PN 3274) Amends the Landlord and Tenant Act providing that tenants who are victims of domestic violence, sexual assault or stalking may end their lease obligations without penalty, or have their locks changed at their expense and immediately provide a key or other means of access to the new lock or security devices to the landlord and any other tenant other than the perpetrator, that is party to the lease.. Provides guidelines for verification, compliance, and recovery of damages. Effective in 60 days.

**Bill History:**

04-06-18 Introduced and referred to committee on House Urban Affairs

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[HB 900](#)

[Dean, Madeleine](#)

(PN 986) Amends the Landlord and Tenant Act providing that a tenant of a residential unit who has a disability or is a senior citizen and is either awaiting admission and subsequently moves to another individual's residence for the express purpose of receiving care from a home health care agency or an older adult daily living center for a period of no less than six months may terminate a lease prior to the date provided in the lease by providing the landlord with specified information. Specifies facilities

appropriate for care and clarifies that a care plan must be in place. Effective immediately.

**Companions:**

[HB 975](#) Dean, Madeleine (Refiled from 15R Session)

**Bill History:**

03-16-17 Introduced and referred to committee on House Urban Affairs

04-25-17 Passed over in Committee meeting for House Urban Affairs

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[HB 958](#) [Davis, Tina](#)

(PN 1117) Amends the Landlord and Tenant Act providing for tenants' right to disclosure by requiring a landlord to disclose to all tenants a certified copy of a foreclosure notice. For fixed-term tenancy, notice shall be required 60 days prior to termination specified in the notice of foreclosure. For month-to-month and week-to-week tenancies, notice shall be required at least 30 days before the termination specified in the notice of foreclosure. Effective in 60 days.

**Bill History:**

03-27-17 Introduced and referred to committee on House Urban Affairs

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[HB 961](#) [Davis, Tina](#)

(PN 1119) Amends the Landlord and Tenant Act, in recovery of rent by assumpsit and distress, providing for notice of foreclosure by adding that if a judgment of foreclosure is entered against a landlord, the landlord shall immediately notify all tenants in writing. In no event shall the property be sold less than ninety days after notice to the tenants. Effective in 60 days.

**Bill History:**

03-27-17 Introduced and referred to committee on House Urban Affairs

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[HB 1006](#) [Murt, Thomas](#)

(PN 1165) Amends Title 68 (Real and Personal Property), in seller disclosures,

requiring that residential real estate sellers to disclose if their property has been used as a marijuana grow house. Effective in 60 days.

**Companions:** [HB 573](#) Davis, Tina (Related)

2-23-17 Introduced and referred to committee on House Local Government

[SB 296](#) Fontana, Wayne (Related)

2- 6-17 Introduced and referred to committee on Senate Urban Affairs and Housing

**Bill History:** 03-28-17 Introduced and referred to committee on House Urban Affairs

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[HB 1031](#) Moul, Dan

(PN 1190) Amends Title 66 (Public Utilities), in service and facilities, further providing for duty of owners of rental property and for waiver of subchapter prohibited by permitting a landlord and tenant to contractually agree that the tenant will be responsible for the payment of foreign load registering on his utility meter. Effective in 60 days.

**Companions:** [HB 1032](#) Moul, Dan (Related)

3-31-17 Introduced and referred to committee on House Consumer Affairs

**Bill History:** 03-30-17 Introduced and referred to committee on House Consumer Affairs

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[HB 1032](#) Moul, Dan

(PN 1198) Amends the Landlord and Tenant Act, in tenement buildings and multiple dwelling premises, providing for utility service foreign load by adding that a landlord and tenant may agree, in a lease or by separate written agreement, at the same

time a lease agreement is entered into, that the tenant will be responsible for payment of amounts related to foreign load on a utility account in the tenant's name in exchange for consideration. Effective in 60 days.

**Companions:** [HB 1031](#) Moul, Dan (Related)

3-30-17 Introduced and referred to committee on House Consumer Affairs

**Bill History:** 03-31-17 Introduced and referred to committee on House Consumer Affairs

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[HB 1076](#) [Caltagirone, Thomas](#)

(PN 1354) Amends Title 68 (Real and Personal Property), in land banks, further providing for legislative findings and purpose, for powers and for disposition of property and providing for exemption from realty transfer tax by establishing that a transfer of real property to or from a land bank shall be exempt from both the State and local realty transfer tax. Effective in 60 days.

**Bill History:** 12-12-17 Reported as committed from House Urban Affairs  
12-12-17 House First consideration  
10-17-18 Set on the House Tabled Calendar

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[HB 1122](#) [O'Brien, Michael](#)

(PN 1327) Amends Title 53 (Municipalities Generally), in neighborhood blight reclamation and revitalization, establishing a grant program for municipalities to establish code enforcement programs and hire code enforcement personnel, providing for powers and duties of the Department of Community and Economic Development and for imposition of a \$1 fee on each construction building or permit and establishing the Municipal Property Maintenance Code Assistance Fund. The bill provides funding for individual municipalities, two or more municipalities, councils of governments, or a

multimunicipal code enforcement entity for the purpose of municipal property maintenance code enforcement within counties or regions in order to prevent and eradicate blighted property conditions for a maximum of three consecutive years and establishes a competitive award process for grants. A municipality shall provide its own funds or in-kind contributions equal to the amount of the grant provided, and shall dedicate and expend those funds for the purpose for which the grant was issued. Also requires a report to the urban affairs standing committees on implementation and finances. Effective in 120 days.

**Bill History:** 04-10-17 Introduced and referred to committee on House Urban Affairs

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HB 1213      Kampf, Warren

(PN 1486) Amends Title 53 (Municipalities Generally), in consolidated county assessment, further providing for short title and scope of chapter and for appeals by taxing districts and providing for standards of redress in appeals. The bill establishes that a taxing district may not appeal the assessment of property based on purchase or sale of the property, purchase or sale of a partial or total interest in the entity holding legal title to the property, financing or refinancing of the property, or certain investments in the property. Also provides taxing districts with the right to appeal an assessment. In an appeal brought before a board of assessment or court of this Commonwealth, the taxing district seeking to increase the assessment shall have the burden to prove that the proposed assessment is not inconsistent with the requirements of section 1 of Article VIII of the Constitution of Pennsylvania. Effective in 60 days.

**Bill History:** 05-23-17 House - Revert to Prior Printers Number

06-27-17 3 Floor Amendments Adopted

HB 1285 Maloney, David

(PN 1589) Joint resolution proposing an amendment to the Constitution of the Commonwealth of Pennsylvania, further providing for exemptions and special provisions by authorizing the legislature to authorize local taxing authorities to exclude from taxation an amount based on the assessed value of homestead property. The exclusions authorized shall not exceed 100% of the assessed value (changed from 50 percent) of each homestead property within a local taxing jurisdiction. Constitutional amendments require approval in two consecutive legislative sessions and then approval by the voters through a referendum.

**Companions:**

HB 147 Maloney, David (Refiled from 15R Session)

HB 814 Murt, Thomas (Related)

3-10-17 Introduced and referred to committee on House Finance

HB 1317 Gillespie, Keith (Related)

5- 2-17 Introduced and referred to committee on House Finance

SB 347 Browne, Patrick (Identical)

2-15-17 Introduced and referred to committee on Senate Finance

**Bill History:**

11-07-17 Approved by Electorate in November 2017 General Election

HB 1310 Petri, Scott

(PN 1621) Amends the Municipal Claim and Tax Lien Law adding language providing where municipal water or sewer service is provided through a separate meter to a

residential dwelling unit in which the owner does not reside, the owner's duty to pay a tenant's bill and the lien regarding the account shall exist only if the municipality notifies the owner and the tenant within 30 days after the bill first becomes overdue. Further provides the owner shall not be liable by lien or otherwise for the cost of service the municipality or municipal authority provides to the tenant 90 days or more after the tenant's bill first becomes overdue. Also provides in a city of the first class (Philadelphia) where the city owns a gas utility, the city shall provide notice of a tenant's delinquency and rate of penalty and late fees to the owner of the property. Effective in 60 days.

**Bill History:** 05-02-17 Introduced and referred to committee on House Urban Affairs

HB 1317 Gillespie, Keith

(PN 1626) Joint Resolution proposing an amendment to the Pennsylvania Constitution adding language allowing the General Assembly, by law, to make special tax provisions that prohibit a school district from imposing a tax on real property that is classified as residential property. Constitutional amendments require approval in two consecutive legislative sessions and then approval by the voters through a referendum.

**Companions:**

HB 598 Gillespie, Keith (Refiled from 15R Session)

HB 814 Murt, Thomas (Related)

3-10-17 Introduced and referred to committee on House Finance

HB 1285 Maloney, David (Related)



11-07-17 Approved by the Electorate in November 2017 General Election

[HB 1318](#) Gillespie, Keith (Related)

5- 2-17 Introduced and referred to committee on House Finance

[SB 347](#) Browne, Patrick (Related)

2-15-17 Introduced and referred to committee on Senate Finance

**Bill History:** 05-02-17 Introduced and referred to committee on House Finance

[HB 1318](#) Gillespie, Keith

(PN 1627) The Residential Property Tax Elimination Act authorizes school districts to levy, assess, and collect a tax on personal income or a tax on earned income or net profits as a means of abolishing property taxation by the school district. Increases the Commonwealth personal income tax from 3.07 percent to 4.5 percent and increases the sales and use tax from 6 percent to 7 percent and expands that tax to include food and clothing. The moneys from the tax increases and expansion shall be transferred to the Residential Property Tax Elimination Fund established under the act. Further provides for definitions, limitation, preemption, referendum, continuity of tax, collections, and exemption and special provisions. The act shall take effect upon the enactment of the amendment to the Pennsylvania Constitution adding language allowing the General Assembly, by law, to make special tax provisions that prohibit a school district from imposing a tax on real property that is classified as residential property

**Companions:** [HB 1317](#) Gillespie, Keith (Related)

5- 2-17 Introduced and referred to committee on House Finance

**Bill History:** 05-02-17 Introduced and referred to committee on House Finance

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HB 1336

Madden, Maureen (F)

(PN 1655) The Political Sign Display Act provides that a homeowners' association's by-laws may not prohibit the outdoor display of a political sign by a unit owner on the unit owner's property within 30 days before the date of a general election or municipal election in the Commonwealth and 48 hours after the date of a general election or municipal election. Provides certain exceptions for the mounting of signs; the number of signs; and the use of certain building, landscaping and nonstandard materials as well as lights, balloons or anything that would threaten public health or safety. Effective in 30 days.

**Bill History:** 05-05-17 Introduced and referred to committee on House Urban Affairs

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HB 1395

Deasy, Daniel

(PN 1756) Amends the Taxpayer Relief Act, in senior citizens property tax and rent rebate assistance, further providing for definitions and prohibiting certain use of rent rebates. The bill establishes it shall be unlawful for a landlord and tenant to enter into a lease or agreement to assign or pay a portion of a rent rebate to which the tenant may be entitled to the landlord or to the landlord's assignee or representative, with penalty as a full reimbursement to the tenant and a payment to the department equal to 25 percent of the total amount of the payment to which the tenant was entitled. The penalty shall bear interest at the rate of 1.5 percent per month from the date the payment was assigned. Effective in 60 days.

**Bill History:** 05-18-17 Introduced and referred to committee on House Finance

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HB 1410 Frankel, Dan

(PN 2114) Amends the Pennsylvania Human Relations Act further providing for the title of the act, for findings and declaration of policy, for right to freedom from discrimination in employment, housing and public accommodation, for definitions, for unlawful discriminatory practices and for prohibition of certain real estate practices; providing for protection of religious exercise; and further providing for powers and duties of commission, for educational program and for construction and exclusiveness of remedy. The bill adds discrimination because of sex, sexual orientation, gender identity or expression to the scope of the act, among other changes. Effective in 30 days.

**Bill History:** 06-22-17 Introduced and referred to committee on House State Government  
12-12-17 Discharge Resolution Presented

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HB 1428 Tallman, Will

(PN 1796) Amends Title 18 (Crimes and Offenses), in forgery and fraudulent practices, establishing and grading the offense of misrepresentation as service animal. Effective in 60 days.

**Bill History:** 05-22-17 Introduced and referred to committee on House Judiciary

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HB 1429 Ortitay, Jason

(PN 1815) Amends the Local Tax Enabling Act adding a chapter providing for optional property tax elimination; and, in collection of delinquent taxes, further providing for definitions and providing for primary residence. The new chapter authorizes a school district to levy, assess and collect an elimination tax as a means of reducing or

eliminating property taxation. Effective in 60 days.

**Bill History:** 05-23-17 Introduced and referred to committee on House Finance

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HB 1430 Taylor, John

(PN 1816) Amends the Abandoned and Blighted Property Conservatorship Act further providing extensively for definitions, for initiation of action, for appointment of conservator, for powers and duties of conservator, for incurring indebtedness and for sale of property. The bill adds that the petition may include one or more adjacent properties in a single action if the adjacent properties independently meet the conditions for appointment of a conservator. Further, the court may hold a call of the list every 30 days. At that time, if service has been made upon all required parties, the court shall assign a hearing date to the matter to be heard within 60 days. The court shall act upon a request submitted by a party of interest to grant an interior property inspection within 30 days, allowing all parties in interest, in coordination with up to three experts per party, to remove and replace any securing mechanism and enter the property for a reasonable amount of time to evaluate the interior condition, upon a showing that the party in interest has made a prima facie showing of entitlement to the relief requested and on the face of the petition, at least one of the specified conditions has been met. The opinion or recommendation of an intervenor may not supersede that of the conservator. The court may bifurcate the hearing to first consider whether the property meets the specified conditions and, upon successful demonstration, consider the appointment of a conservator. Conditions for conservatorship may also include the accumulation of garbage or debris, the physical deterioration of the structure presents a hazard, or the vacant lot has received State or municipal code violations for a period of at least three years. Should

the owner elect conditional relief, the court may allow the owner to sell the property or remediate the conditions of the property to a standard not lesser in scope than the proposed conservator's plan. The court shall require the owner electing conditional relief under this subsection and intending to sell the property to present to the court for approval a buyer who intends to remediate the blighted conditions within a reasonable time. Effective in 60 days.

**Bill History:** 05-23-17 Introduced and referred to committee on House Urban Affairs

HB 1469 [Heffley, Doyle](#)

(PN 4299) Amends the Pennsylvania Construction Code Act, in adoption and enforcement by municipalities, further providing for administration and enforcement. Adds language allowing a municipal code official to utilize third-party agencies to supplement the municipal code enforcement program's plan review and inspection services in categories which its program does not possess the necessary personnel to administer. Provides for administration and enforcement by third-party agencies subject to certain requirements when a municipality opts to administer and enforce the act by retaining two or more third-party agencies the amendment of section 501(b) (3) of the act shall apply to intermunicipal agreements entered into on and after the effective date of this section. Also allows a city of the first class (Philadelphia) to designate an existing departmental board that has jurisdiction over building standard appeals to act as the board of appeals of the city of the first class. Effective immediately. (Prior Printer Number: 1874, 2016, 2186, 3795)

**Companions:** [HB 1007](#) [Heffley, Doyle](#) (Related)  
3-28-17 Introduced and referred to committee on House Labor and Industry  
[HB 2554](#) [Sonney, Curt](#) (Related)

7-10-18 Introduced and referred to committee on House Labor and Industry

**HB**  
**2622** Owlett, Clint (F) (Related)

9-10-18 Introduced and referred to committee on House Labor and Industry

**SB**  
**663** Laughlin, Daniel (F) (Related)

6-21-18 Discussed during voting meeting, Senate Labor and Industry

**Bill History:** 06-29-17 House Final Passage (107-87)  
10-17-18 Senate Final Passage (31-18)  
10-17-18 Received as amended in House and rereferred House Rules

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**HB 1493** Pyle, Jeff

(PN 1898) Amends Title 75 (Vehicles), in powers of department and local authorities, further providing for control of public travel on private property by owner by adding provisions relating to firearms in motor vehicles. The bill establishes a business entity, property owner or legal possessor or public or private employer may not establish, maintain or enforce a policy or rule that prohibits or has the effect of prohibiting a person from transporting or storing a firearm in a motor vehicle when the vehicle is in a location where the firearm is otherwise permitted to be and the firearm remains inside the person's vehicle and locked out of sight. Also establishes recourse for persons injured or damaged in violation of the bill. Effective in 60 days.

**Bill History:** 06-02-17 Introduced and referred to committee on House Judiciary

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**HB 1512** Miccarelli, Nick

(PN 1937) Amends the Taxpayer Relief Act, in State funds formula, freezing school district property taxes for residents age 65 or older who meet certain qualifying criteria,

including having qualified for a homestead exemption at their current residence for at least three years. Provides for reimbursements to school districts from the Property Tax Relief Fund. Effective immediately.

**Bill History:** 06-07-17 Introduced and referred to committee on House Finance

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HB 1593      Hanna, Mike

(PN 2102) Amends the Landlord and Tenant Act adding language providing a definition of "actual damages". Effective in 60 days.

**Bill History:** 06-21-17 Introduced and referred to committee on House Urban Affairs

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HB 1676      Petri, Scott

(PN 2245) Amends Title 53 (Municipalities Generally) adding a chapter providing for cultural improvement district advisory committees and for neighborhood improvement districts; and repealing the Neighborhood Improvement District Act. Effective in 60 days.

**Bill History:** 07-21-17 Introduced and referred to committee on House Urban Affairs  
09-26-17 Re-referred to the House Local Government Committee

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HB 1814      Keller, Mark

(PN 2469) Amends the Real Estate Tax Sale Law, in short title and definitions, defining "delinquent property owner"; and, in sale of property, further providing for repurchase by owner and providing for limitation on trusteeship and for ownership interests and responsibilities of delinquent property owner. The bill states that if a property remains unsold after an upset sale and on the docket of a bureau, the bureau may accept full payment for the property from or on behalf of the owner, which receipt shall discharge the tax claims, tax liens or tax judgments entered against the

property. The subject property shall be removed from further exposure to sale, and a note thereof shall be made on the docket and index. Further, regarding ownership and maintenance of property, a county or bureau shall hold property subject to sale only as trustee and shall exercise only such control over the property as may be necessary or implied in order to convey the property or otherwise further the purposes of the act. A county or bureau shall not have any civil or criminal liability or have any obligation for maintenance or for nuisance remediation of tax-delinquent property, unless the county or bureau purchases the property. A county or bureau may, at its discretion, rehabilitate and maintain property of which the county or bureau is a trustee without consent of the delinquent property owner. At the time a property that is tax delinquent is exposed to, but not sold at, an upset sale, legal title to the property shall remain with the delinquent property owner until the bureau transfers the deed as trustee grantor to a purchaser. Effective in 60 days.

**Companions:**

[SB 851](#) Argall, David (Identical)

06-19-18 Approved by the Governor – Act 38

**Bill History:**

09-25-17 Introduced and referred to committee on House Urban Affairs

03-12-18 House Final Passage (187-0)

03-16-18 Received in the Senate and referred to the Senate Urban Affairs and Housing Committee



construction defects. The bill establishes if a builder becomes aware of a construction defect in an improvement to real property constructed or facilitated by the builder, the builder shall notify the owner of the real property. The builder shall also notify the owner of any real property for which the builder constructed or facilitated construction of an improvement, if the builder has reasonable cause to suspect the existence of a substantially similar construction defect. Effective in 60 days.

**Bill History:** 10-18-17 Introduced and referred to committee on House Local Government

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HB 1874 Taylor, John

(PN 2617) Amends Title 18 (Crimes and Offenses), in burglary and other criminal intrusion, providing for arrest or removal of trespassers from residential property by establishing a law enforcement officer having probable cause to believe that a person is guilty of criminal trespass on residential property shall have the authority and discretion to arrest and remove the person from the premises or to remove the person from the premises without making an arrest, provided that the officer provides the person with a reasonable opportunity to secure and present any credible evidence showing that the person is legally occupying the premises. Also allows the owner of residential property or authorized agent to initiate an investigation and request removal of a person from the premises by providing a law enforcement officer with an affidavit. Effective in 60 days.

**Bill History:** 10-19-17 Introduced and referred to committee on House Judiciary

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HB 1875 Rothman, Greg

(PN 2628) Amends the Landlord and Tenant Act, in recovery of possession, further providing for hearing, judgment, writ of possession and payment of rent by tenant. The bill establishes that the magisterial

judge, previously justice of the peace, shall proceed to hear the case. It also states the landlord may request the issuance of an order for possession immediately after the rendition of the judgment. The magisterial district judge shall immediately thereafter issue an order for possession. Effective in 60 days.

**Bill History:**

10-24-17 Introduced and referred to committee on House Urban Affairs

02-06-18 Meeting Cancelled for 10 AM House Urban Affairs

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HB 1900 Taylor, John

(PN 2677) Amends Title 68 (Real and Personal Property), in land banks, defining "vacant lot" and further providing for delinquent property tax enforcement by adding that in a city of the first class (Philadelphia), the governing body shall have power by ordinance, with respect to a particular vacant lot or lots or with respect to defined classes of vacant lots: (1) To assign a tax or municipal claim against a vacant lot to the land bank and to specify the terms and conditions of the assignment that will be acceptable to the city under the powers enumerated; and (2) To specify the form, substance and timing of the payment of a bid tendered by the land bank that will be acceptable to the city. If the tax claim of a school district of the first class is also being discharged by the sale, then the form, substance and timing of the payment of the land bank's bid shall also be deemed acceptable to the school district of the first class. Such ordinances may be applied only to a particular vacant lot or defined class of vacant lots that is assigned or for which payment is specified as acceptable within two years of the effective date. Effective in 60 days.

**Bill History:**

11-06-17 Introduced and referred to committee on House Urban Affairs

02-06-18 Meeting Cancelled for 10AM House  
Urban Affairs

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HB 1931      [Taylor, John](#)

(PN 4142) Amends Title 18 (Crimes and Offenses), in burglary and other criminal intrusion, providing for arrest or removal of persons from residential property by establishing a law enforcement officer having probable cause to believe that a person on residential property has no lawful right of occupancy or entry on the property or is trespassing shall have the authority to arrest the person or to remove the person from the premises without making an arrest. If probable cause exists based on an affidavit, the officer shall obtain a search warrant prior to entering the property. The officer must provide opportunity to secure and present credible evidence showing lawful presence. "Residential property" is defined. Effective in 60 days.

**Bill History:** 06-20-18 House Final Passage (197-0)  
10-02-18 Reported as amended Senate Judiciary  
10-02-18 Senate First consideration  
10-17-18 Set on the Senate Calendar

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HB 1994      [O'Brien, Michael](#)

(PN 2857) The Childhood Blood Lead Test Act provides for blood lead testing of certain children by health care providers; and imposes duties on the Department of Health. The bill requires a health care provider to make reasonable efforts to ensure that patients under their care receive a blood lead test between nine and twelve months of age and again at approximately 24 months of age. It also states that the department shall conduct a public information campaign to inform parents of young children, physicians, nurses and other health care providers of the lead testing requirements. Effective in 60 days.

**Bill History:** 01-03-18 Introduced and referred to  
committee on House Health

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HB 1995 Murt, Thomas

(PN 2858) Amends Title 3 (Agriculture), in domestic animals, providing for therapy dogs by establishing that a public transportation authority may not: deny, limit, discourage or attempt to impose burdens or penalties on an individual with a disability who is accompanied by a therapy dog that is properly harnessed, an owner or handler of a therapy dog or an individual licensed to train therapy dogs for the purposes of aiding and guiding the individual and riding on a vehicle operated for public transportation; or charge a fee for the transportation of a therapy dog. Effective in 60 days.

**Bill History:** 01-03-18 Introduced and referred to committee on House Agriculture and Rural Affairs

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HB 2000 O'Brien, Michael

(PN 2792) Amends Title 27 (Environmental Resources) adding a chapter providing for lead abatement assistance; establishing the Lead Abatement Grant Program to provide assistance to owners of single-family homes and owners of rental housing and establishing the Lead Abatement Assistance Fund; and imposing an architectural paint surcharge of 50 cents on each gallon, which shall be used to issue grants under the program. Effective in 60 days.

**Bill History:** 12-07-17 Introduced and referred to committee on House Environmental Resources and Energy

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HB 2010 O'Brien, Michael

(PN 3126) Amends Title 1 (General Provisions), in rules of construction, defining "blighted property." Effective in 60 days.

**Bill History:** 03-12-18 House First consideration  
10-17-18 Set on the House Tabled Calendar

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HB 2049 Moul, Dan

(PN 3127) The Assistance and Service Animal Integrity Act outlines requirements for documentation of the need for an assistance animal or service animal in housing and for the offenses of misrepresentation of entitlement to assistance animal or service animal and misrepresentation of animal as assistance animal or service animal. Also applies to cooperatives, condominiums, and planned communities. Effective in 60 days.

**Bill History:** 04-09-18 House Final Passage (194-0)  
10-16-18 Senate Final Passage (48-1)  
10-24-18 Approved by the Governor Act 118  
12-23-18 Earliest effective date

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HB 2261 Snyder, Pam

(PN 3347) The Supplemental Homeowner Property Tax Relief Act provides for supplemental State-funded tax relief; establishes the Personal Income Tax Property Tax Reduction Fund; and provides for distributions from fund. The intent of the bill is to establish the Personal Income Tax Property Tax Reduction Fund (PITPTR) and a 0.83 percent personal income surtax to be used to fund the maximum homestead/farmstead exclusion. Effective in 60 days.

**Bill History:** 04-16-18 Introduced and referred to committee on House Finance

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HB 2329 Hahn, Marcia

(PN 3505) Amends the Taxpayer Relief Act imposing an additional tax upon personal income at the rate of 1.72 percent for the purpose of funding 100 percent homestead and farmstead exclusions to provide property tax relief. Establishes the 100% Homestead and Farmstead Exclusion Account as a restricted account within the General Fund for the Department of Education to make disbursements to school districts to implement the 100 percent exclusion. Effective in 60 days.

**Bill History:** 05-07-18 Introduced and referred to committee on House Finance

09-06-18 Public Hearing , 10:00 AM, 100 Gypsum Road, Stroudsburg, PA

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HB 2465 [Roebuck, James](#)

(PN 3631) Amends the Landlord and Tenant Act, in recovery of possession, providing for waiver of tenants' rights. The bill states no lease may contain a provision that requires the tenant to waive or relinquish a right or that impairs a right of the tenant relating to the recovery of possession as provided in the act. Effective immediately.

**Bill History:** 06-06-18 Introduced and referred to committee on House Urban Affairs

HB 2545 [Davis, Austin \(F\)](#)

(PN 3850) Amends Title 66 (Public Utilities), in responsible utility consumer protection, further providing for definition of "private operating nonutility" by including a homeowners association and adding "private operating nonutility" to the definition of "public utility."

**Bill History:** 07-03-18 Introduced and referred to committee on House Consumer Affairs

HB 2546 [Davis, Austin \(F\)](#)

(PN 3851) Amends Title 68 (Real and Personal Property), in residential real property, providing for individual dwelling unit water metering by establishing upon the sale to residential owners or lessees of individual dwelling units or the conversion of individual dwelling units to condominiums in a multicomponent residential building or development, each dwelling unit shall include an individual meter for the provision of water distribution service to the residential owners or lessees. Also establishes in these cases no municipal

corporation shall issue a permit for occupancy for the dwelling units unless each dwelling unit includes an individual meter for the provision of water distribution service to the residential owners or lessees. Effective in 60 day.

**Bill History:** 07-03-18 Introduced and referred to committee on House Consumer Affairs

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HB 2685      [Solomon, Jared \(F\)](#)      (PN 4213) Amends Titles 42 (Judiciary and Judicial Procedure), 51 (Military Affairs) and 68 (Real and Personal Property), adopting the Uniform Residential Landlord and Tenant Act and extensively revising the law on residential landlords and tenants, in the areas of lease provisions, landlord duties, tenant remedies, tenant duties, landlord remedies, access to dwelling units, tenant deaths in periodic and holdover tenancies, retaliation, disposition of tenant's personal property, effect of domestic violence and stalking and return of security deposit and unearned rent; making a related repeal; and making editorial changes. Effective in 60 days.

**Bill History:** 10-11-18 Introduced and referred to committee on House Consumer Affairs

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HR 327      [Wheatley, Jake](#)      (PN 2067) Resolution establishing the select subcommittee on tax modernization and reform to investigate, review and make recommendations concerning the process, rates and methods by which revenue in this Commonwealth is collected and assessed on taxpayers. (Prior Printer Number: 1715)

**Bill History:** 06-19-17 House Adopted (190-0)

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HR 527      [Bullock, Donna](#)      (PN 2492) Resolution recognizing the week of October 22 through 28, 2017 as "National Lead Poisoning Prevention Week" in Pennsylvania.

**Bill History:** 10-24-17 Adopted (187-0)

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SB 41 Williams, Anthony

(PN 22) Joint Resolution proposing an amendment to the Constitution of the Commonwealth of Pennsylvania, in taxation and finance, authorizing the legislature to permit a city of the first class (Philadelphia) to impose taxes for the benefit of the city of the first class on real estate used for business purposes at a tax rate that exceeds the tax rate applicable to other real estate, with certain stipulations. Constitutional amendments require approval in two consecutive legislative sessions and then approval by the voters through a referendum.

**Bill History:** 01-12-17 Introduced and referred to committee on Senate Finance

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SB 50 Greenleaf, Stewart

(PN 31) Amends Title 68 (Real and Personal Property), in seller disclosures, requiring the real estate seller disclosure form to disclose the property's location in a flood zone or wetlands area and the property's flood history including the frequency and the extent of flooding. Effective immediately.

**Bill History:** 01-25-17 Reported as committed from Senate Urban Affairs and Housing  
01-25-17 Senate First consideration  
03-27-17 Laid on the Tabled Calendar

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SB 51 Greenleaf, Stewart

(PN 32) Amends the Landlord and Tenant Act requiring the disclosure of flood history to lessees of residential real property. Effective in 120 days.

**Bill History:** 01-25-17 Senate First consideration  
01-31-17 Laid on the Tabled Calendar

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SB 76 Argall, David

(PN 917) The Property Tax Independence Act provides for tax levies and information related to taxes; authorizes the imposition of a personal income tax or an earned income tax by a school district subject to voter approval; provides for imposition of and exclusions from a sales and use tax for the stabilization of education funding, for increase to the personal income tax, for certain licenses, for hotel occupancy tax, for procedure and administration of the tax, for



expiration of authority to issue certain debt and for reporting by local government units of debt outstanding; establishes the Education Stabilization Fund; provides for disbursements from the Education Stabilization Fund and for senior citizen property tax rent rebate assistance; and makes repeals. The bill authorizes school districts to levy, assess and collect a tax on personal income or a tax on earned income and net profits as a means of abolishing property taxation by the school district. The tax shall be the Sales and Use Tax for the Stabilization of Education Funding and shall be a replacement for the sales and use tax authorized under Article II of the Tax Reform Code and that is repealed by the act. The bill also provides senior citizens with assistance in the form of property tax and rent rebates. Chapter 3 and section 1505(b)(2) shall take effect June 30, 2018. Chapter 4 shall take effect January 1, 2018. The remainder of the act shall take effect immediately.

**Bill History:** 06-06-17 Introduced and referred to committee on Senate Finance

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SB 92      Greenleaf, Stewart

(PN 261) Amends the Manufactured Home Community Rights Act further providing for disclosure of fees by adding that if a majority of the lessees of the community believe the rent increase is excessive, they may request the resident association's governing board to submit a written request to the American Arbitration Association for the appointment of an arbitrator. The bill provides for communities that have no resident association and provides for binding arbitration. Effective in 60 days.

**Bill History:** 01-31-17 Introduced and referred to committee on Senate Consumer Protection & Prof. Licensure

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SB 96      Farnese, Lawrence

(PN 316) Amends Titles 18 (Crimes and Offenses) and 42 (Judiciary and Judicial Procedure), in assault, further providing for the offense of ethnic intimidation; in particular rights and immunities, further providing for civil rights violations; and making an editorial change. Ethnic intimidation is changed to unlawful

intimidation and it includes malicious intention toward the actual or perceived race, color, religion, national origin, ancestry, mental or physical disability, sexual orientation, gender or gender identity of another individual or group of individuals. Effective in 60 days.

**Bill History:** 02-15-17 Introduced and referred to committee on Senate Judiciary

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SB 201 Folmer, Mike

(PN 278) Amends the Tax Reform Code, in personal income tax, further providing for classes of income by mirroring federal law establishing a "like-kind" exchange under Internal Revenue Code Section 1031 to allow for tax-deferral when property is exchanged for similar property. This bill is said to be part of a small business reform package. Effective immediately.

**Companions:**

HB 700	Bloom, Stephen	(Refiled from 15R Session)
SB 601	Folmer, Mike	(Refiled from 15R Session)
HB 331	Bloom, Stephen	(Identical)

04-11-18 Received in the Senate and referred to Senate Finance

**Bill History:** 05-09-17 Senate Final Passage (46-4)  
05-18-17 Received in the House and referred to House Finance

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SB 235 Leach, Daylin

(PN 217) Amends the Pennsylvania Human Relation Act further providing for findings and declaration of policy, for right to freedom from discrimination in employment, housing and public accommodation, for definitions and for unlawful discriminatory practices. The bill adds marital status and familial status to the scope of the act. Effective in 60 days.

**Bill History:** 01-26-17 Introduced and referred to committee on Senate Labor and Industry

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SB 296 Fontana, Wayne

(PN 291) Amends Title 68 (Real and Personal Property), in seller disclosures, requiring that the disclosure form include a statement regarding lead paint in homes built before 1978 and a statement regarding lead contamination in drinking water. Effective in 60 days.

**Companions:**

[SB 20](#) Fontana, Wayne (Refiled from 15R Session)

[HB 573](#) Davis, Tina (Related)

2-23-17 Introduced and referred to committee on House Local Government

[HB 1006](#) Murt, Thomas (Related)

3-28-17 Introduced and referred to committee on House Urban Affairs

**Bill History:**

02-06-17 Introduced and referred to committee on Senate Urban Affairs and Housing

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[SB 340](#) [Browne, Patrick](#)

(PN 374) The Abandoned Property Tax Sale Act provides for the tax sale of abandoned properties. The bill outlines notification timelines and for public postings. Additionally, the bill outlines duties for the purchaser of an abandoned property. Effective in 90 days.

**Companions:**

[SB 918](#) Browne, Patrick (Refiled from 15R Session)

**Bill History:**

10-02-18 Reported out of Senate Urban Affairs and Housing without amendments  
10-03-18 Senate Second Consideration  
10-03-18 Re-referred to Senate Appropriations

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[SB 356](#) [Tomlinson, Robert](#)

(PN 350) The Senior Citizens Property Tax Freeze Act provides definitions and sets the age for eligibility at 65 or older. Any person who meets the age requirements shall be eligible for a property tax freeze and shall not be liable for paying any increases in taxes. Application procedure for the tax freeze is provided and the freeze shall continue until the property is transferred, upon which time the property tax rate shall be made current. The increase upon transfer applies unless the property is transferred to a surviving spouse within six months of death and so long as the surviving spouse is at least 62 years of age. The Department of Revenue shall reimburse local authorities for

the tax difference. The act shall be retroactive to tax years beginning January 1, 2016, and thereafter and take effect immediately.

**Companions:** [SB 537](#) Tomlinson, Robert (Refiled from 15R Session)

**Bill History:** 02-15-17 Introduced and referred to committee on Senate Finance

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[SB 377](#) [Costa, Jay](#)

(PN 367) Amends the Taxpayer Relief Act to prohibit a landlord and tenant from entering into a lease or agreement to assign or pay any portion of any rebate, to which a tenant may be entitled, to the landlord or to the landlord's assignee or representative. The bill provides for penalties, enforcement by the Attorney General, and definitions. Effective in 60 days

**Bill History:** 02-15-17 Introduced and referred to committee on Senate Finance

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[SB 405](#) [Hughes, Vincent](#)

(PN 593) The Lead Remediation and Abatement Act establishes the Lead Remediation and Abatement Superfund. The Commonwealth Financing Authority is authorized to incur indebtedness up to \$500,000,000 plus the payment of reasonable costs and expenses related to the issuance of indebtedness in accordance with 64 Pa.C.S. Ch. 15 (relating to Commonwealth Financing Authority) for not more than 30 years. The money from the bond shall be deposited into the superfund and shall be awarded by the authority to an eligible entity for the remediation or abatement of lead in public buildings or at hazardous sites. "Eligible entity" includes any of the following, for which tests have shown elevated lead contamination levels: (1) A school district; (2) A charter school; (3) A licensed child day care center (4) A public housing authority; (5) A municipality; or (6) An owner of a hazardous site. Effective July 1, 2017, or immediately, whichever is later.

**Bill History:** 03-24-17 Introduced and referred to committee on Senate Community, Economic & Recreational Dev

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SB 417

Rafferty, John

(PN 412) Amends the General County Assessment Law, in subjects of taxation and exemptions, further providing for subjects of taxation enumerated and repealing provisions relating to limitation upon taxation; and, in triennial and inter-triennial assessments, repealing provisions relating to valuation of mobile homes or house trailers and further providing for recorder of deeds in certain counties to furnish record of conveyances and compensation. The bill excludes mobile homes and trailers, and repeals various related provisions. Effective in 60 days.

**Companions:** [SB 477](#) Rafferty, John (Refiled from 15R Session)

**Bill History:** 02-27-17 Introduced and referred to committee on Senate Finance

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SB 459

Argall, David

(PN 452) The Pennsylvania Neighborhood Restoration Act establishes the Pennsylvania Neighborhood Restoration Program; and provides for powers and duties of the Department of Community and Economic Development. The purpose of the program is to encourage qualified applicants to provide eligible architectural services for blighted properties in impoverished areas and to work with community design centers located within this Commonwealth. Effective in 90 days.

**Bill History:** 02-28-17 Introduced and referred to committee on Senate Community, Economic & Recreational Dev

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SB 467

Blake, John

(PN 460) The Preventing Veterans' Homelessness Act establishes the Veterans' Housing Assistance Program, tasked with identifying homeless veterans and coordinating with the agency to ensure that homeless veterans are provided the opportunity to receive assistance from the

agency's housing ombudsman or financial assistance from the agency; and makes an appropriation of \$12,500,000 for the program and \$500,000 for the department from July 1, 2017, to June 30, 2018. Effective in 60 days.

**Companions:** [SB 227](#) Blake, John (Refiled from 15R Session)

**Bill History:** 03-01-17 Introduced and referred to committee on Senate Urban Affairs and Housing

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[SB 470](#) Blake, John

(PN 463) Amends the Housing Finance Agency Law, in Pennsylvania Housing Affordability and Rehabilitation Enhancement Program, further providing for definitions and for fund. The governing body of a county may, by ordinance, increase fees charged by the recorder of deeds for recording any documents except: (1) In counties of the second, second class A, third, fourth, fifth, sixth, seventh and eighth class, deeds and mortgages; and (2) In counties of the first class, deeds, mortgages and related mortgage documents that are or may be subject to 53 Pa.C.S. Ch. 60 Subch. C (relating to affordable housing programs and funding in cities of first class). The additional fees shall not exceed 100 percent of the amounts charged under the Second Class County Recorder of Deeds Fee Law or the Recorder of Deeds Fee Law. The additional fees levied by a governing body of a county of the first class shall not exceed 100 percent of the amounts charged by a city or county of the first class for recording documents other than deeds, mortgages and other related mortgage documents. At least 75 percent of the money collected shall be deposited into the fund and a county may retain up to 25 percent for local affordable housing efforts. Effective in 60 days.

**Bill History:** 03-01-17 Introduced and referred to committee on Senate Urban Affairs and Housing

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SB 471      Blake, John

(PN 941) Amends Title 68 (Real and Personal Property), in real property, adding a chapter providing for real estate foreclosure of vacant and abandoned property and for sheriff's commission and credit or attorney fees. Stipulates two criteria must be met to certify a property as vacant and abandoned. Portions are effective in 60 days and the remainder is effective immediately. (Prior Printer Number: 467)

**Companions:** [HB 653](#)      Masser, Kurt      (Identical)

06-06-18 Senate Final Passage (47-2)  
06-19-18 Approved by the Governor – Act 32

**Bill History:** 06-13-17 Reported as amended Senate Banking and Insurance  
06-13-17 Senate First consideration  
09-20-17 Set on the Senate Tabled Calendar

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SB 586      Argall, David

(PN 661) Amends Title 53 (Municipalities Generally), in consolidated county assessment, further providing for appeals by taxing districts and providing for standards of redress in appeals. The bill provides that a taxing district may not appeal the assessment of property based on the: purchase or sale of the property; purchase or sale of a partial or total interest in the entity holding legal title to the property; financing or refinancing of the property; or certain investments in the property. The bill outlines circumstances when a taxing district does has the right to appeal an assessment and outlines standards of redress in appeals. Effective in 60 days.

**Bill History:** 05-24-17 Reported as committed from Senate Urban Affairs and Housing  
06-05-17 Senate Second Consideration  
  
06-05-17 Re-referred to Senate Appropriations

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SB 603 Rafferty, John

(PN 680) The Methamphetamine Contaminated Property Act provides for remediation of real property contaminated by methamphetamine production, for decontamination guidelines to be developed by Department of Health and for restitution; prohibiting certain activity relating to certain property; providing for enforcement; establishing immunity for real estate professionals under certain circumstances; and authorizing fees. The bill requires the owner or lessor of real property to disclose that the property was used as a location to manufacture methamphetamine and provides rules and guidelines related to reporting, restitution, removal and remediation. Effective in 60 days.

**Companions:** SB 616 Rafferty, John (Refiled from 15R Session)

**Bill History:** 04-13-17 Introduced and referred to committee on Senate Health and Human Services

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SB 613 Browne, Patrick

(PN 750) Amends the Pennsylvania Human Relations Act further providing for the title of the act, for findings and declaration of policy, for right to freedom from discrimination in employment, housing and public accommodation, for definitions, for unlawful discriminatory practices and for prohibition of certain real estate practices; providing for protection of religious exercise; and further providing for powers and duties of commission, for educational program and for construction and exclusiveness of remedy. The bill adds protections for sex,



sexual orientation, gender identity or expression to the scope. The act shall not prohibit an employer from requiring an employe, during the employe's hours at work, to adhere to reasonable dress or grooming standards not prohibited by other provisions of Federal, State or local law, provided that the employer permits an employe to adhere to the dress or grooming standards that are consistent with the employe's gender identity or expression. Effective in 30 days.

**Bill History:** 04-25-17 Introduced and referred to committee on Senate State Government

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SB 615      White, Donald

(PN 689) Amends the Taxpayer Relief Act, in taxation by school districts, repealing definitions and further providing for adoption of preliminary budget proposals, for information to school districts, for property tax limits on reassessment and for public referendum requirements for increasing certain taxes. The stated intent is to require any future real estate tax increases levied by school districts to be ratified by voter referendum. Effective July 1, 2018, or immediately, whichever is later.

**Bill History:** 04-13-17 Introduced and referred to committee on Senate Finance

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SB 663      Laughlin, Daniel (F)

(PN 1241) Amends the Pennsylvania Construction Act, in adoption and enforcement by municipalities, further providing for administration and enforcement by requiring the retention of three (increased from one) or more construction code officials or third-party agencies to act on behalf of the municipality for administration and enforcement of the act. Further, the bill provides for fee limitations by stipulating that a municipality administering and enforcing this act shall collect fees that represent the actual administrative costs of

code enforcement. Effective January 1, 2018. (Prior Printer Number: 781)

**Companions:** [HB 1007](#) Heffley, Doyle (Related)

3-28-17 Introduced and referred to committee on House Labor and Industry

[HB 1469](#) Heffley, Doyle (Related)

10-17-18 Received as amended and referred to House Rules

**Bill History:** 10-17-17 Senate Final Passage (40-9)  
10-18-17 Received in the House and referred to House Labor and Industry

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[SB 667](#) [Stefano, Patrick](#)

(PN 1794) Amends Title 68 (Real and Personal Property) relating to land banks. Add a new subsection providing a land bank jurisdiction located in the county of the second A, third, fourth, fifth, sixth, seventh or eighth class may, by ordinance, designate a redevelopment authority as land bank for the jurisdiction. Provides an authority designated as a land bank shall exercise the powers of land bank subject to certain limitations. Effective in 60 days. (Prior Printer Number: 786, 888)

**Bill History:** 06-19-18 Approved by the Governor Act - 33  
08-18-18 Earliest effective date

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[SB 727](#) [Fontana, Wayne](#)

(PN 862) Amends the Real Estate Licensing and Registration Act, in duties of licensees, mandating that a sales contract include a statement indicating the buyer may elect to have lead levels in water tested. Effective in 60 days.

**Companions:** [SB 19](#) Fontana, Wayne (Refiled from 15R Session)

**Bill History:** 05-19-17 Introduced and referred to committee on Senate Consumer Protection & Prof. Licensure

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SB 735      [Brewster, Jim](#)      (PN 1909) Amends the Real Estate Tax Sale Law adding language establishing an optional County Demolition and Rehabilitation Fund in certain counties. The fee assessed for each property sold for delinquent taxes shall be used towards the demolition or rehabilitation of dilapidated buildings on blighted properties within the county. Further provides the governing body may impose a fee no greater than ten percent of the purchase price of a property being sold for delinquent taxes and shall provide a public notice. Also requires the fund to be used by the county and, with approval, any non-for-profit or for-profit corporation that has a contract for the demolition or rehabilitation of blighted property located in the county. Effective in 60 days. (Prior Printer Number: 898)

**Bill History:** 06-22-18 Senate Final Passage (49-0)  
06-25-18 Received in the House and referred to House Urban Affairs

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SB 779      [Tomlinson, Robert](#)      (PN 974) Amends Title 18 (Crimes and Offenses), in riot, disorderly conduct and related offenses, further providing for the offense of cruelty to animals; and, in trade and commerce, further providing for the offense of discrimination on account of guide, signal or service dog or other aid animal. The act is updated to include service, guide or support dogs. Effective in 60 days.

**Bill History:** 06-16-17 Introduced and referred to committee on Senate Judiciary

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SB 851      [Argall, David](#)      (PN 1795) Amends the Real Estate Tax Sale Law, in short title and definitions, defining "delinquent property owner"; and, in sale of

property, further providing for repurchase by owner and providing for limitation on trusteeship and for ownership interests and responsibilities of delinquent property owner. The bill states that if a property remains unsold after an upset sale and on the docket of a bureau, the bureau may accept full payment for the property from or on behalf of the owner, which receipt shall discharge the tax claims, tax liens or tax judgments entered against the property. The subject property shall be removed from further exposure to sale, and a note thereof shall be made on the docket and index. Further, regarding ownership and maintenance of property, a county or bureau shall hold property subject to sale only as trustee and shall exercise only such control over the property as may be necessary or implied in order to convey the property or otherwise further the purposes of the act. A county or bureau shall not have any civil or criminal liability or have any obligation for maintenance or for nuisance remediation of tax-delinquent property, unless the county or bureau purchases the property. A county or bureau may, at its discretion, rehabilitate and maintain property of which the county or bureau is a trustee without consent of the delinquent property owner. At the time a property that is tax delinquent is exposed to, but not sold at, an upset sale, legal title to the property shall remain with the delinquent property owner until the bureau transfers the deed as trustee grantor to a purchaser. Effective in 60 days. (Prior Printer Number: 1150) 1795

**Companions:**

[HB 1814](#) Keller, Mark (Related)  
4-30-18 Set on the House Calendar

**Bill History:**

06-19-18 Approved by the Governor - Act 38  
08-18-18 Earliest effective date

on multiple electric meter installation in cities of the first class. Effective in 60 days.

**Bill History:** 10-31-17 Introduced and referred to committee on Senate Consumer Protection & Prof. Licensure

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SB 962 Dinniman, Andrew

(PN 1351) Amends Title 53 (Municipalities) providing penalties for property owners who received funding for construction, rehabilitation, repair or maintenance of a property through any program administered by a State agency or State authority and who fail to comply with a code requirement. Effective in 60 days.

**Bill History:** 04-18-18 Reported as committed from Senate Urban Affairs and Housing  
04-18-18 Senate First Consideration  
06-11-18 Set on the Senate Tabled Calendar

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SB 971 McGarrigle, Thomas

(PN 1365) Amends Title 66 (Public Utilities), in service and facilities, further providing for duty of owners of rental property and for waiver of subchapter prohibited by establishing an owner shall only be responsible for the payment for utility services rendered after the account is listed in the owner's name and establishing the owner of a residential building or mobile home park, containing more than one but not exceeding six dwelling units, and a tenant may agree that the tenant will be responsible for usage registering on the tenant's utility account that is attributable to foreign load. Effective in 60 days.

**Companions:** [HB 1031](#) Moul, Dan (Identical)

3-30-17 Introduced and referred to committee on House Consumer Affairs

**SB**  
**972** McGarrigle, Thomas (Related)

12- 6-17 Introduced and referred to committee on Senate Urban Affairs and Housing

**Bill History:** 12-06-17 Introduced and referred to committee on Senate Consumer Protection & Prof. Licensure

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**SB 972** McGarrigle, Thomas

(PN 1366) Amends The Landlord and Tenant Act, in tenement buildings and multiple dwelling premises, providing for utility service foreign load by establishing a landlord and tenant may agree at the same time a lease agreement is entered into that the tenant will be responsible for payment of amounts related to foreign load on a utility account in the tenant's name in exchange for consideration. Any lease containing such provision must contain a description of the consideration, full signatures, a provision obligating the landlord to notify the applicable utility of placement in the landlord's name in the event of termination for nonpayment, and a clause directing disputes to the local court of competent jurisdiction. Effective in 60 days.

**Companions:** **HB**  
**1032** Moul, Dan (Identical)

3-31-17 Introduced and referred to committee on House Consumer Affairs

**SB**  
**971** McGarrigle, Thomas (Related)

12- 6-17 Introduced and referred to committee on Senate Consumer Protection & Prof. Licensure

**Bill History:** 12-06-17 Introduced and referred to committee on Senate Urban Affairs and Housing

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SB 1005      [Eichelberger, John](#)      (PN 2026) Amends the County Code making extensive revisions relating to preliminary provisions; names and corporate powers, classification of counties; fixing and relocating lines and boundaries; county officers; county commissioners and chief clerks; controller; auditors; treasurer; county solicitor; engineer; sheriff and coroner; prothonotary, clerks of court, clerk of orphan's court, register of wills, recorder of deeds; district attorney, assistants and detectives; salaries of county officers; fees of salaried county officers, salary boards, payment of solicitors appointed by county officers; fiscal affairs; contracts and special powers and duties of counties; public health; aeronautics; grounds and buildings; eminent domain and injury to property; recreation places; bridges, viaducts and culverts and roads; providing for military and veterans affairs; and making editorial changes. Effective in 60 days. (Prior Printer Number: 1394, 1563, 1782, 1896

**Bill History:** 06-04-18 Senate Final Passage ( 50-0)  
10-01-18 House Final Passage (183-0)  
10-24-18 Approved by the Governor Act 154

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SB 1039      [Dinniman, Andrew](#)      (PN 2475) Amends Title 68 (Real & Personal Property) adding language providing a condominium unit owners' association may not prohibit or restrict the installation or use of a solar energy system on a detached unit. Provides definitions of "detached unit" and "solar energy system." Effective in 60 days.

**Bill History:** 02-09-18 Introduced and referred to committee on Senate Urban Affairs and Housing

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SB 1137      [Scavello, Mario](#)      (PN 1681) The School Property Tax Exclusion Act provides for the imposition of a Statewide personal income tax; authorizes the imposition of a personal income tax or an earned income

tax by a school district subject to voter approval; provides for school property tax exclusion; and makes repeals. The bill establishes that a board of school directors may, by resolution, levy, assess and collect or provide for the levying, assessment and collection of a tax on personal income or a tax on earned income and net profits for general revenue purposes. Effective January 1, 2019.

**Bill History:** 04-23-18 Introduced and referred to committee on Senate Finance

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SB 1270      [Yudichak, John](#)

(PN 2065) The Childhood Blood Lead Test Act provides for blood lead testing of certain children and pregnant women by health care providers; imposes duties on the Department of Health; and requires certain health insurance policies to cover blood lead tests. Effective in 60 days.

**Bill History:** 10-16-18 Reported as committed from Senate Health and Human Services  
10-16-18 Senate First consideration  
10-17-18 Set on the Senate Calendar

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SR 33      [Yudichak, John](#)

(PN 749) Resolution establishing a task force on lead exposure and the hazards of lead poisoning; imposing duties on the Joint State Government Commission; and authorizing a study. (Prior Printer Number: 481)

**Bill History:** 06-06-17 Senate Adopted (49-0)

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SR 416      [Vulakovich, Randy](#)

(PN 1943) Resolution directing the Department of Labor and Industry to conduct a study of the fire codes and standards adopted and enforced by each municipality in this Commonwealth.

**Bill History:** 07-18-18 Introduced and referred to committee on Senate Labor and Industry

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