



Bill Status Report

November 01, 2019

PENNSYLVANIA RESIDENTIAL OWNERS ASSOCIATION

[HB 71](#) [Rothman, Greg](#) (PN 75) 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.

Companions: [HB 1875](#) [Rothman, Greg](#) (Refiled from 17R Session)

Bill History: 05-14-19 House First Consideration
11-18-19 Set on the House Tabled Calendar

[HB 76](#) [Cox, Jim](#) (PN 2497) 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 and 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, 2020; portions are effective January 1, 2020; and the remainder is effective immediately.

Companions: [HB 76](#) Cox, Jim (Refiled from 17R Session)

Bill History: 09-18-19 Introduced and referred to committee on House Finance

[HB 79](#) Isaacson, Mary (F) (PN 82) The Childhood Blood Lead Test Act requires health care providers to make reasonable efforts to ensure the testing of all children in the commonwealth at one and two years of age for the presence of lead, and comply with associated reporting regulations. Also confers duties on the Department of Health. Effective in 60 days.

Bill History: 01-28-19 Introduced and referred to committee on House Children and Youth

[HB 105](#) [Cox, Jim](#) (PN 104) Amends the Tax Reform Code, in personal income tax, further providing for classes of income. The intent of the bill is to allow for like-kind exchanges in Pennsylvania, mirroring Internal Revenue Code Section 1031 provisions. The bill applies to tax years beginning after December 31, 2020, and is effective immediately.

Bill History: 01-28-19 Introduced and referred to committee on House Finance
11-14-19 Meeting set for 9:30 a.m., Room 205, Ryan Office Building - House Finance
10-30-19 Meeting cancelled for 11/14/19 - House Finance

[HB 122](#) Kortz, Bill (PN 1012) Amends Title 68 (Real and Personal Property), in home inspections, further providing for home inspection reports. The bill establishes that a home inspection report must include a disclosure of the visible evidence of the presence of

interior mold present at the time of inspection and the location of the visible evidence along with advice to obtain a professional evaluation. Effective in 60 days.

Bill History: 05-14-19 House First Consideration
11-18-19 Set on the House Calendar

HB 188 Quinn, Chris

(PN 160) The Property Owner's Bill of Rights Act requires the Attorney General to prepare a written statement that includes a bill of rights for an owner whose property may be condemned by an acquiring agency through the use of the agency's eminent domain authority. The property owner's bill of rights must notify the property owner of the right to: (1) notice of the proposed acquisition of the owner's property; (2) just compensation and other damages for the property condemned; (3) a hearing under 26 Pa.C.S. Ch. 5 (relating to procedure for determining damages) to determine just compensation and measure of damages; and (4) an appeal of a judgment in a condemnation proceeding, including an appeal of an assessment of damages. Effective in 60 days.

Companions: [HB 2609](#) Quinn, Chris (Refiled from 17R Session)

Bill History: 10-30-19 House First Consideration
11-18-19 Set on the House Tabled Calendar

HB 207 Deasy, Daniel

(PN 177) Amends the Public School Code requiring the Department of Education to establish a model curriculum to be available to school entities for instruction in the events and significance of September 11, 2001. Effective in 60 days.

Companions: [HB 1395](#) Deasy, Daniel (Refiled from 17R Session)

Bill History: 01-28-19 Introduced and referred to committee on House Finance

HB 213 Schlossberg, Mike

(PN 183) Amends the Landlord and Tenant Act providing for lead-based paint and related hazardous conditions; and imposing a penalty. The bill establishes that prior to entering into a contract to lease a residential dwelling, a lessor or agent shall: inform the lessee whether or not the residential dwelling has been tested for lead-based

paint and hazardous conditions, and provide the lessee with a lead hazard information pamphlet approved by the Environmental Protection Agency. Effective in 180 days.

Bill History: 01-28-19 Introduced and referred to committee on House Urban Affairs

HB 215 Cruz, Angel

(PN 185) Amends the Human Services Code, in departmental powers and duties as to supervision, providing for lead testing; and, in departmental powers and duties as to licensing, providing for lead testing. The bill provides for lead testing and certification in children's institutions, child day care centers or family child care homes. Effective in 180 days.

Companions: [HB 669](#) Cruz, Angel (Refiled from 17R Session)

Bill History: 01-28-19 Introduced and referred to committee on House Health

HB 293 Davis, Austin

(PN 266) Amends Title 68 (Real and Personal Property), in residential real property, adding a chapter providing for individual dwelling unit water metering. Effective in 60 days.

Companions: [HB 2546](#) Davis, Austin (F) (Refiled from 17R Session)

Bill History: 01-30-19 Introduced and referred to committee on House Consumer Affairs

HB 322 Ryan, Frank

(PN 300) The Property Tax Pension Obligation Disclosure Act requires school districts to provide annual notice relating to certain pension and other postemployment benefit obligations; and provides for property disclosure statement and for duty of State Real Estate Commission. Portions are effective in 60 days and portions are effective six months after publication.

Bill History: 02-01-19 Introduced and referred to committee on House Finance

HB 365 White, Martina

(PN 335) Amends Title 18 (Crimes and Offenses), in burglary and other criminal intrusion, providing for arrest or removal of persons from residential property. 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 as provided

under section 3503 (relating to criminal trespass), shall have the authority to arrest the person or to remove the person from the premises without making an arrest. Effective in 60 days.

Companions: [HB 546](#) Neilson, Ed (Related)
2-19-19 Introduced and referred to committee on House Judiciary

Bill History: 09-18-19 House Final Passage (155-44)
09-25-19 Received in the Senate and referred to Senate Judiciary

[HB 382](#) [Diamond, Russ](#)

(PN 352) Joint Resolution proposing an amendment to the Constitution of the Commonwealth of Pennsylvania 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 262](#) Diamond, Russ (Refiled from 17R Session)

Bill History: 02-05-19 Introduced and referred to committee on House Finance

[HB 407](#) [Masser, Kurt](#)

(PN 878) Amends Title 1 (General Provisions), in rules of statutory construction, further providing for definitions. The bill defines blighted property. Effective in 60 days. (Prior Printer Number: 382, 541)

Bill History: 03-13-19 House Final Passage (190-0)
10-29-19 Senate Final Passage (49-0)

[HB 546](#) [Neilson, Ed](#)

(PN 537) Amends Title 18 (Crimes and Offenses), in burglary and other criminal intrusion, providing for arrest or removal of persons from residential property. A law enforcement officer having probable cause to believe that a person on a residential property has no lawful right of occupancy or entry on the property or is trespassing within the meaning of section 3503 (relating to criminal trespass), shall have the authority to arrest the person or to remove the person from the premises without making an arrest. Effective in 60 days.

Companions: [HB 365](#) White, Martina (Related)

9-25-19 Received in the Senate and referred to Senate Judiciary

Bill History: 02-19-19 Introduced and referred to committee on House Judiciary

HB 612 Ryan, Frank

(PN 607) Amends the Real Estate Tax Sale Law, in short title and definitions, defining "minimum value"; and, in sale of property, further providing for upset sale price and for hearing and order for judicial sale and providing for sale of residential property. For the sale of owner-occupied residential real estate, the upset price shall not be less than the minimum value of the property unless the property is purchased by the holder of an obligation secured by a mortgage on the property. A judicial sale of a residential property shall be made by listing the property for sale by a licensed real estate broker and selected in an open and competitive manner by the bureau. The broker shall offer the property for sale in a commercially reasonable manner at a price no lower than the minimum value and on the terms and conditions established by the bureau. Effective in 120 days.

Bill History: 02-28-19 Introduced and referred to committee on House Urban Affairs

HB 620 Keller, Fred (Res. 5/22/19)

(PN 615) Amends the Pennsylvania Prevailing Wage Act stipulating that "public work" does not include the rehabilitation of a residential property containing fewer than eight units. Effective in 60 days.

Bill History: 02-28-19 Introduced and referred to committee on House Labor and Industry

HB 645 Mullery, Gerald

(PN 748) Amends Title 53 (Municipalities Generally), in neighborhood blight reclamation and revitalization, further providing for municipal permit denial. The bill establishes that a municipality or a board may deny issuing to an applicant a municipal permit if the applicant owns real property in any municipality for which there exists on the real property a delinquency in real property taxes or municipal charges or for failure to abate a serious violation of state law or a code on real property within the municipality that is owned by a limited liability corporation or a principal of a limited liability corporation, incorporated inside or outside of this commonwealth. Effective in 60 days.

Bill History: 03-20-19 Reported with request to re-refer to House Urban Affairs - House Local Government
03-20-19 Rereferred to House Urban Affairs

HB 648 Moul, Dan

(PN 661) Amends Title 66 (Public Utilities), in service and facilities, further providing for duty of owners of rental property and for waiver of subchapter prohibited. An owner shall only be responsible for the payment for utility services rendered after the account is listed in the owner's name. The owner of certain 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. In such an agreement, the owner shall notify an affected public utility of the agreement and request that in the event of termination of service for nonpayment by the tenant or discontinuance of the tenant's account for any reason, the account shall be placed in the owner's name to ensure continued service to and operability of the uses causing the foreign load. If an account is transferred into an owner's name, any balance on the account, at the time of transfer, shall remain the tenant's responsibility. An owner shall only be responsible for charges accruing from the date of transfer. Effective in 60 days.

Companions:

HB 1031	Moul, Dan	(Refiled from 17R Session)
SB 971	McGarrigle, Thomas	(Refiled from 17R Session)

Bill History: 03-01-19 Introduced and referred to committee on House Consumer Affairs

HB 650 Moul, Dan

(PN 663) Amends the Landlord and Tenant Act, in tenement buildings and multiple dwelling premises, providing for utility service foreign load. A landlord and tenant may agree 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 1032	Moul, Dan	(Refiled from 17R Session)
SB 972	McGarrigle, Thomas	(Refiled from 17R Session)

Bill History: 03-01-19 Introduced and referred to committee on House Consumer Affairs

HB 677 Isaacson, Mary (F) (PN 690) Amends Title 27 (Environmental Resources) adding a chapter providing for lead abatement assistance; establishing the Lead Abatement Grant Program to issue grants to municipalities and the Lead Abatement Assistance Fund; and imposing an architectural paint surcharge. A surcharge of 50 shall be imposed on each gallon of architectural paint sold by an operator to a consumer, which shall be placed in the fund and used for grants. Effective in 60 days.

Bill History: 03-01-19 Introduced and referred to committee on House Environmental Resources and Energy

HB 710 DeLuca, Anthony (PN 751) Amends Title 53 (Municipalities Generally), in neighborhood blight reclamation and revitalization, further providing for definitions. The bill defines an owner as including a mortgage lender, who possesses and controls the real estate. Effective in 60 days.

Bill History: 03-06-19 Introduced and referred to committee on House Urban Affairs

HB 865 Roebuck, James (PN 979) 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.

Companions: [HB 2465](#) Roebuck, James (Refiled from 17R Session)

Bill History: 03-18-19 Introduced and referred to committee on House Urban Affairs

HB 896 Caltagirone, Thomas (PN 2087) Amends the Tax Reform Code, in neighborhood assistance tax credit, further providing for definitions, for public policy and for tax credit. The bill establishes that any business firm which engages or contributes to a neighborhood organization which engages in the activities in a case involving homeless housing assistance which are located in a land bank jurisdiction shall receive a tax credit if the secretary annually approves the proposal of such business firm or private company. The department shall

revise guidelines to include homeless housing assistance programs or projects among the eligible activities and uses of contributions under the program. Effective in 60 days. (Prior Printer Number: 997)

Bill History: 06-11-19 Reported as amended House Urban Affairs
09-17-19 Reported as committed from House Rules
11-18-19 Set on the House Tabled Calendar

HB 897 Caltagirone, Thomas

(PN 998) Amends Title 68 (Real & 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. The bill establishes that a transfer of real property to or from a land bank shall be exempt from both the State and local realty transfer tax under the Tax Reform Code of 1971 and the Local Tax Enabling Act. Effective in 60 days.

Companions: [HB 1076](#) Caltagirone, Thomas (Refiled from 17R Session)

Bill History: 09-17-19 Reported as committed from House Rules
11-18-19 Set on the House Tabled Calendar

HB 935 Barrar, Stephen

(PN 1066) Amends the Credit Reporting Agency Act further providing for definitions and for security freeze; and providing for protected persons security freeze. "Protected person" includes the following persons: (1) not emancipated and under 16 years of age at the time a request for the placement of a protected persons security freeze is made; (2) an incapacitated person under 20 Pa.C.S. Ch. 55 (relating to incapacitated persons); (3) a protected person under 20 Pa.C.S. Ch. 59 (relating to uniform adult guardianship and protective proceedings jurisdiction). Portions are effective January 1, 2020, or immediately, whichever is later; and the remainder is effective in 60 days.

Bill History: 03-25-19 Introduced and referred to committee on House Commerce

HB 1070 Bullock, Donna

(PN 1252) Amends the Landlord and Tenant Act, in creation of leases, statute of frauds and mortgaging of leaseholds, prohibiting landlords from inquiring about certain

criminal background information. Effective immediately.

Bill History: 04-08-19 Introduced and referred to committee on House Consumer Affairs

HB 1182 Kirkland, Brian

(PN 1368) Amends the Landlord and Tenant Act requiring a landlord to allow early termination of a lease, without penalty, for a tenant who is moving into a facility to receive hospice or palliative care. Lays out requirements for certified physician documentation. Effective in 60 days.

Bill History: 04-10-19 Introduced and referred to committee on House Consumer Affairs

HB 1230 Gillespie, Keith

(PN 1467) Joint Resolution proposing an amendment to the Pennsylvania Constitution adding language allowing the General Assembly 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 1317	Gillespie, Keith	(Refiled from 17R Session)
HB 287	Simmons, Justin	(Related)
	1-30-19 Introduced and referred to committee on House Finance	
HB 1570	Mackenzie, Ryan	(Related)
	6- 4-19 Introduced and referred to committee on House Finance	

Bill History: 04-17-19 Introduced and referred to committee on House Finance

HB 1231 Gillespie, Keith

(PN 1468) The Residential Property Tax Elimination 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 education tax and for imposition of and exclusions from a sales and use tax for the elimination of residential property taxes; establishes the Public Transportation Reserve Fund; provides 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 Residential Property Tax Elimination Fund; providing for disbursements from this fund and for certain rebates and assistance to senior citizens; and repealing sales tax provisions of the Tax Reform Code of 1971 and earned income tax of the Taxpayer Relief Act. 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 districts. Effective upon the amendment of the Constitution of Pennsylvania to provide for special tax provisions that prohibit a school district from imposing a tax on real property classified as residential property.

Bill History: 04-17-19 Introduced and referred to committee on House Finance

HB 1236 Polinchock, Todd (F)

(PN 1470) The Smoke Alarm Device Responsibility Act regulates certain smoke alarm devices; provides for owner responsibilities; and prescribes penalties. The legislation establishes that no person may distribute, sell, offer for sale or import a smoke alarm device unless the device is an approved smoke alarm, and that owner of a dwelling that leases a dwelling shall, prior to execution of the lease, equip the dwelling with an approved smoke alarm device. The legislation provides owner and tenant responsibilities for smoke alarms, and that a violation is a summary offense punishable by a fine up to \$50. Nothing in this act shall be construed as preventing a municipality from adopting, by ordinance or resolution, equal or more stringent requirements relating to smoke alarm devices. Effective in two years.

Bill History: 06-05-19 Reported with request to re-refer to House Veterans Affairs - House Consumer Affairs and Emergency Preparedness Committee House Consumer Affairs
06-05-19 Rereferred to House Veterans Affairs & Emergency Prepared.

HB 1391 Sturla, Mike

(PN 1718) The Optional Sales Tax for School Property Tax Relief and County and Municipal Assistance Act provides that a county shall have the power and may by ordinance levy and assess or provide for the levying and assessment of taxes on the sales or use of tangible personal property and services and the occupancy of a hotel room at the rate of one percent within the

geographical limits of the county. The legislation indicates that 70 percent of revenue would be directed to school districts for a dollar for dollar reduction in school property taxes, and 30 percent would be directed to pension obligations. Funding not claimed by municipalities would be directed back to the county to be used for core services. Effective immediately.

Bill History: 05-06-19 Introduced and referred to committee on House Finance

HB 1404 Frankel, Dan

(PN 1724) 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.

Companions: SB 613 Browne, Patrick (Refiled from 17R Session)

Bill History: 05-06-19 Introduced and referred to committee on House State Government

HB 1447 Toepel, Marcy

(PN 1795) Amends Title 42 (Judiciary and Judicial Procedure) and 44 (Law and Justice), in governance of the system, establishing that for actions involving more than \$8,000, additional fees shall be levied and deposited in the account established under the Police Data Sharing System Program; and establishing the Police Data Sharing System Program and the Police Data Sharing System Program Account to support an information technology system available to police departments to connect local police record management systems and computer-aided

dispatch systems to share incident data among users. Effective in 60 days.

Bill History: 05-13-19 Introduced and referred to committee on House Judiciary

HB 1559 Heffley, Doyle

(PN 2042) Amends the Real Estate Tax Sale Law, adding provisions relating to bidder registration before sale; and in sale of property, establishing that a tax claim bureau may establish a minimum purchase price and accept an offer of any price equal to or greater than the minimum purchase price. Effective in 60 days.

Companions: [SB 775](#) Argall, David (Related)
10-30-19 Public Hearing Held Senate Urban Affairs and Housing

Bill History: 10-30-19 Public Hearing Held House Urban Affairs
11-18-19 Set on the House Tabled Calendar

HB 1562 White, Martina

(PN 1985) Amends the Tax Reform Code, in personal income tax, establishing that an amount equal to 75 percent of the amount paid as assessments to a community association shall be deductible from taxable income on the annual personal income tax return. The amount paid as assessments to a community association allowable as a deduction under this subsection may not result in taxable income being less than zero. Effective January 1, 2020, or immediately, whichever is later.

Bill History: 06-04-19 Introduced and referred to committee on House Finance

HB 1563 Moul, Dan

(PN 2128) Amends Title 53 (Municipalities Generally), in municipal authorities, indicating that the owner of multiple properties or units that are served by a single meter may periodically request the authority to perform a rate study using a minimum of one year of usage data to determine if the rate that the owner is paying is accurate. If the rate study determines that an adjustment is needed, the authority shall adjust the rate appropriately and use that rate for a minimum of one year. Provides that after an initial rate study, the owner may not request another rate study until one year after the initial rate study has been completed. Effective in 60 days.

Companions:	HB 695	Gillespie, Keith	(Related)
		3-20-19 Passed over in committee House Local Government	
	HB 1734	Heffley, Doyle	(Related)
	7-24-19 Introduced and referred to committee on House Local Government		
	SB 488	Killion, Thomas	(Related)
	3-28-19 Introduced and referred to committee on Senate Consumer Protection & Prof. Licensure		
Bill History:	06-26-19 House Final Passage (197-4)		
	07-08-19 Received in the Senate and referred to Senate Local Government		

[HB 1564](#) [Emrick, Joe](#)

(PN 1987) Amends Title 53 (Municipalities Generally), in consolidated county assessment, providing definitions for manufactured home and mobile home, and further providing for the assessment on the value of a manufactured or mobile home. Effective January 1 of the year following the date of enactment.

Bill History: 09-17-19 Reported as committed from House Rules
11-18-19 Set on the House Tabled Calendar

[HB 1675](#) [Williams, Dan \(F\)](#)

(PN 2255) Amends the Taxpayer Relief Act, in State funds formula, providing that beginning in 2021 and each year thereafter, the amount of the transfer from the Property Tax Relief Reserve Fund shall be equal to the difference between the amount for distribution under section 503(e) of the bill and the amount for distribution under section 503(e) made in the prior year. Effective immediately.

Bill History: 06-25-19 Introduced and referred to committee on House Finance

[HB 1699](#) [Murt, Thomas](#)

(PN 2291) Amends Title 3 (Agriculture), in domestic animals, providing for therapy dogs by establishing that public transportation 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 for the purpose 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.

Companions: [HB 1995](#) Murt, Thomas (Refiled from 17R Session)

Bill History: 07-08-19 Introduced and referred to committee on House Agriculture and Rural Affairs

[HB 1702](#) Murt, Thomas

(PN 2294) The Commercial Property Snow Removal Service Liability Limitation Act establishes enforceability of certain indemnity provisions in snow removal and ice control services contracts. The legislation shall apply to snow removal and ice control services contracts entered into on or after the effective date of this act; shall not apply to an insurance policy, a surety bond or workers' compensation; and shall not affect any immunities or affirmative defenses arising under other law. Effective immediately.

Companions: [HB 624](#) Murt, Thomas (Refiled from 17R Session)

Bill History: 07-08-19 Introduced and referred to committee on House Insurance

[HB 1718](#) Davis, Austin

(PN 2310) Amends Title 66 (Public Utilities), in services and facilities, amending the definition of landlord ratepayer to include individuals who collect money from a unit owner or proprietary lessee and then remits that money to a wastewater utility or water distribution utility to include owners of condominiums, cooperatives and planned communities. Effective in 60 days.

Bill History: 07-16-19 Introduced and referred to committee on House Consumer Affairs

[HB 1760](#) Benninghoff, Kerry

(PN 2353) 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.

Companions: [HB 1213](#) Kampf, Warren (Refiled from 17R Session)

Bill History: 08-30-19 Introduced and referred to committee on House Local Government

HB 1892 [Brown, Rosemary](#)

(PN 2631) Amends Title 68 (Real & Personal Property), in general provisions regarding condominiums, establishing an annual report conducted by county planning agencies identifying condominiums; in creation, alteration and termination, providing county planning agencies the information required in the annual report directly from condominium providers; in general provisions regarding cooperatives, providing the annual report for the applicability of local ordinances, regulations and building codes; in creation, alternation and termination of cooperatives, establishing required disclosure of information gathered in the annual report; in general provisions regarding planned communities, establishing consistency regarding annual reports for planned communities; and in creation, alternation and termination of planned communities, establishing annual reporting requirements. The annual report requires information identifying the condominium's name and physical location, including the total land area and number of units, and providing for reasonable availability of infrastructure information for county government. Effective in 60 days.

Companions: [SB 802](#) Scavello, Mario (Identical)

7-15-19 Introduced and referred to committee on Senate Urban Affairs and Housing

Bill History: 09-30-19 Introduced and referred to committee on House Urban Affairs

HB 1933 Hill-Evans, Carol (F) (PN 2691) 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, 2019, to June 30, 2020. Effective in 60 days.

Companions:

SB 467	Blake, John	(Refiled from 17R Session)
SB 561	Blake, John	(Identical)

4-25-19 Introduced and referred to committee on Senate Urban Affairs and Housing

Bill History: 10-15-19 Introduced and referred to committee on House Veterans Affairs & Emergency Prepared.

HR 195 Bullock, Donna (PN 1191) Resolution recognizing the month of April 2019 as "Fair Housing Month" in Pennsylvania.

Bill History: 04-05-19 Introduced as noncontroversial resolution
04-08-19 House Adopted (198-0)

SB 30 Killion, Thomas (PN 474) Amends the Tax Reform Code providing for Pennsylvania Housing Tax Credit. The bill establishes that on presentation to the department, a qualified taxpayer may claim a dollar for dollar tax credit against the qualified tax liability of the qualified taxpayer if a tax credit certificate, issued by the agency after a determination

by the agency that the qualified low-income housing project for which the tax credit was allocated, has fully certified its costs and is in compliance with agency requirements. Effective in 60 days.

Bill History: 04-08-19 Senate Second consideration
04-08-19 Rereferred to Senate Appropriations

SB 31 Haywood, Arthur

(PN 649) Amends the Housing Finance Agency Law, in Pennsylvania Housing Affordability and Rehabilitation Enhancement Program, eliminating the \$25 million cap on realty transfer tax revenues deposited into the Pennsylvania Housing and Rehabilitation Fund. Effective in 60 days.

Bill History: 06-24-19 Senate Second consideration
06-24-19 Rereferred to Senate Appropriations

SB 76 Argall, David

(PN 293) 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 and the Education Cost Commission; provides for disbursements from the Education Stabilization Fund and for senior citizen property tax rent rebate assistance; and makes repeals. The bill provides for the elimination of school property taxes and authorizes school districts to levy, assess and collect a tax on personal income or a tax on earned income and net profits. The sales and use tax is replaced by the Sales and Use Tax for the Stabilization of Education Funding, which shall be seven percent. Portions are effective June 30, 2020; portions are effective January 1, 2020; and the remainder is effective immediately.

Bill History: 02-22-19 Introduced and referred to committee on Senate Finance

SB 80 Yaw, Gene

(PN 96) 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; provides for enforcement; establishes immunity for real estate professionals under certain circumstances; and authorizes fees. Effective in 60 days.

Companions: [SB 603](#) Rafferty, John (Refiled from 17R Session)

Bill History: 01-29-19 Introduced and referred to committee on Senate Health and Human Services

[SB 174](#) [Browne, Patrick](#)

(PN 131) 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.

Bill History: 04-08-19 Senate Second Consideration
11-18-19 Set on the Senate Calendar

[SB 201](#) [DiSanto, John](#)

(PN 157) 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 331](#) Bloom, Stephen (Refiled from 17R Session)
[SB 201](#) Folmer, Mike (Refiled from 17R Session)

Bill History: 06-03-19 Senate Second consideration
06-03-19 Rereferred to Senate Appropriations

[SB 221](#) [Hughes, Vincent](#)

(PN 188) The Lead Remediation and Abatement Act establishes the Lead Remediation and Abatement Superfund; and provides for powers and duties of the Commonwealth Financing Authority. The authority may incur indebtedness in an amount 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. Money in the superfund shall be awarded by the authority to an eligible entity for the remediation or

abatement of lead in public buildings or at hazardous sites. Effective July 1, 2019, or immediately, whichever is later.

Bill History: 02-05-19 Introduced and referred to committee on Senate Community, Economic & Recreational Dev

SB 224 Browne, Patrick

(PN 240) 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.

Companions: SB 614 Farnese, Lawrence (Related)
5- 1-19 Introduced and referred to committee on Senate Labor and Industry

Bill History: 02-08-19 Introduced and referred to committee on Senate Labor and Industry

SB 312 Baker, Lisa

(PN 290) The Childhood Blood Lead Test Act provides for blood lead testing of certain children and pregnant women by health care providers; imposing duties on the Department of Health; and requiring certain health insurance policies to cover blood lead tests. Effective in 60 days.

Bill History: 02-19-19 Introduced and referred to committee on Senate Health and Human Services

SB 329 Dinniman, Andrew

(PN 311) Amends Title 53 (Municipalities Generally), in neighborhood blight reclamation and revitalization, further providing for failure to comply with a code requirement. The bill establishes that where

the property owner received funding for construction, rehabilitation, repair or maintenance of that property through any program administered by a state agency or state authority as the following:
misdemeanor of the first degree if the offense is a second violation of a serious violation of the same provision and a \$5,000 fine; felony of the third degree if the offense is a third conviction of a serious violation of the same provision and a \$10,000 fine; felony of the third degree if the offense is a fourth conviction of a serious violation of the same provision and a \$15,000; felony of the third degree if the offense is a fifth conviction of a serious violation of the same provision and a \$20,000 fine. Effective in 60 days.

Companions: [SB 962](#) Dinniman, Andrew (Refiled from 17R Session)

Bill History: 10-23-19 Reported as committed from Senate Urban Affairs
10-23-19 Senate First Consideration
11-18-19 Set on the Senate Calendar

[SB 352](#) [Ward, Judy \(F\)](#)

(PN 342) 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: 10-29-19 Senate Final Passage (49-0)
10-30-19 Received in the House and referred to the House Urban Affairs Committee

[SB 436](#) [Dinniman, Andrew](#)

(PN 404) 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: 03-12-19 Introduced and referred to committee on Senate Urban Affairs and Housing

[SB 438](#) [Brewster, Jim](#)

(PN 416) Amends the Real Estate Tax Sale Law further providing for the title of the act; and, in sale of property, providing for county demolition and rehabilitation fund. The

governing body of a county may, by ordinance, impose a fee of up to \$250 for the sale of any property being sold in accordance with this act or an action for mortgage foreclosure and shall provide a public notice stating the establishment of the fee and its rate in accordance with this act. The fee shall be deposited in the fund and may only be used for the demolition or rehabilitation of blighted property located in the county. Effective in 60 days.

Bill History: 06-19-19 Reported as committed from Senate Urban Affairs and Housing
10-22-19 Senate Second consideration
10-22-19 Referred to Senate Appropriations Committee

SB 561 Blake, John

(PN 641) 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, 2019, to June 30, 2020. Effective in 60 days.

Companions: SB 467 Blake, John (Refiled from 17R Session)

Bill History: 04-25-19 Introduced and referred to committee on Senate Urban Affairs and Housing

SB 603 Williams, Anthony

(PN 672) Amends Title 18 (Crimes and Offenses) in trade and commerce, providing for the offense of misrepresentation of animal as guide, signal or service dog or other aid animal. Effective in 60 days.

Bill History: 04-30-19 Introduced and referred to committee on Senate Judiciary

SB 614 Farnese, Lawrence

(PN 706) Amends the Human Relations Act further providing that the title of the act addresses discrimination based on sex, sexual orientation, gender identity or expression; for findings and declaration of policy, providing that public policies should ensure equal opportunity and that the absence of nondiscrimination protections reduces that ability; for definitions, for unlawful discriminatory practices and for

prohibition of discrimination in the real estate process. The legislation also provides protections for religious exercise and that the Human Relations Commission may address discrimination based on sex, sexual orientation or gender. The legislation adds that nothing in this act shall prohibit an employer from requiring an employee to adhere to reasonable dress or grooming standards not prohibited by law. Effective in 30 days.

Companions: [SB 224](#) Browne, Patrick (Related)
2- 8-19 Introduced and referred to committee on Senate Labor and Industry

Bill History: 05-01-19 Introduced and referred to committee on Senate Labor and Industry

[SB 769](#) [Gordner, John](#)

(PN 980) Amends the Pennsylvania Affordable Housing Act establishing exemptions to the state prevailing wage rates for that the National Affordable Housing Act's HOME Program; and providing editorial changes. Effective immediately.

Bill History: 06-17-19 Introduced and referred to committee on Senate Urban Affairs and Housing

[SB 775](#) [Argall, David](#)

(PN 1038) Amends the Real Estate Tax Sale Law, establishing that a person who intends to bid at a scheduled sale must appear and register not less than 14 days before the scheduled sale and allowing counties to establish a fee for filing an application; and in sale of property, providing for a minimum price for property placed in the repository for unsold properties. A person who bids on more than one property at scheduled sales conducted the same day in the same county only has to a duty to register one time for that scheduled sale. The legislation provides that the tax claim bureau may require an affidavit as a condition of sale, and if no consent is provided within 60 days, the taxing district consents to the sale of the property. Effective in 60 days

Companions: [HB 1559](#) Heffley, Doyle (Related)
11-18-19 Set on the House Tabled Calendar

Bill History: 10-30-19 Public hearing held Senate Urban Affairs Committee

SB 801

Blake, John

(PN 1105) 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.

Companions: SB 470 Blake, John (Refiled from 17R Session)

Bill History: 07-15-19 Introduced and referred to committee on Senate Urban Affairs and Housing

SB 802

Scavello, Mario

(PN 1106) Amends Title 68 (Real & Personal Property), in general provisions regarding condominiums, establishing an annual report conducted by county planning agencies identifying condominiums; in creation, alteration and termination, providing county planning agencies the information required in the annual report directly from condominium providers; in general provisions regarding cooperatives, providing the annual report for the applicability of local ordinances, regulations and building codes; in creation, alternation and termination of cooperatives, establishing required disclosure of information gathered in the annual report; in general provisions regarding planned communities, establishing consistency regarding annual reports for planned communities; and in creation, alternation and termination of planned communities, establishing annual reporting

requirements. The annual report requires information identifying the condominium's name and physical location, including the total land area and number of units, and providing for reasonable availability of infrastructure information for county government. Effective in 60 days.

Bill History: 07-15-19 Introduced and referred to committee on Senate Urban Affairs and Housing

[SB 820](#)

[Boscola, Lisa](#)

(PN 1127) The Homestead and Farmstead Property Tax Elimination Act prohibits school districts from levying property taxes on all homesteads and farmsteads in Pennsylvania as of June 30, 2020. The Public School Funding Commission shall be established for identifying ways to replace the revenue lost from the collection of property taxes to ensure adequate public school funding. The commission shall also evaluate a means of increasing personal income tax, increasing and expanding sales and use tax and implementing alternative tax plans. The commission shall prepare a report of its study for the General Assembly and the governor. Effective in 60 days.

Bill History: 08-07-19 Introduced and referred to committee on Senate Finance

SB 892

[Stefano, Patrick](#)

(PN 1250) Amends Title 35 (Health & Safety), providing for lead exposure and poisoning, establishing that the Department of Health shall develop and distribute readily understandable information and educational and instructional materials regarding risk factors associated with lead exposure and emphasizing lead screening and testing procedures required by law. Lead educational materials shall be provided without cost to the parent or guardian of the child or to a pregnant woman and may be made available in a downloadable format on the department's website. Lead poisoning posters and brochures regarding the hazards of lead poisoning shall be displayed and available for consumers by retailers which offer paint and plumbing components. Effective in 60 days.

Bill History: 10-15-19 Introduced and referred to committee on Senate Health and Human Services

SB 913 [Hughes, Vincent](#)

(PN 1317) Amends the Fiscal Code, in additional special funds and restricted accounts, establishing the Survivor-Centered, Accessible, Fair and Empowering (SAFE) Housing Trust Fund. The fund shall provide the target population with access to emergency, transitional and permanent housing programs in order to reduce homelessness and housing instability. The legislation also provides that the program will be funded initially with \$1 million from the General Fund and establishes that within one year of the effective date, the Department of Transportation shall provide for additional funding by permitting individuals renewing a driver's license to contribute \$5 to the fund. The legislation also establishes that the Pennsylvania Housing Finance Agency will administer the fund and provides for reporting requirements. The bill also provides for audits of the fund by the auditor general. Effective in 60 days.

Bill History: 10-25-19 Introduced and referred to committee on Senate Urban Affairs and Housing

SR 196 [Costa, Jay](#)

(PN 1173) Resolution directing the Legislative Budget and Finance Committee to conduct a study and issue a report on the impact of housing on health in Pennsylvania.

Bill History: 09-19-19 Introduced and referred to committee on Senate Urban Affairs and Housing
