



Senate Urban Affairs & Housing Committee

Senate John Pippy, Chairman

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Summary Senate Bill 1291, Printer's Number 1860

Prime Sponsor: Senator Rhoades

Executive Summary

- Creates the Neighborhood Blight Reclamation & Revitalization Act.
- Requires property owners to bring any property that has serious code violations which threaten the public's health and safety into code compliance before they could obtain any municipal or state permits or approvals for any other property they own in the Commonwealth.
- Establishes a statewide database to administer the program.
- Requires property owners that created the blighted conditions to pay the local costs of demolition, or to secure a blighted property. This would be done by giving the municipality the legal authority to pursue financial assets, in addition to being able to place a lien on their other properties, as well as the property where code violations exist.
- Streamlines the judicial process by helping to clarify who owns the property if in corporate ownership, and provisions are also made to return out of state property owners to Pennsylvania to face criminal prosecution.
- Before a property becomes blighted, a conservator could be appointed by the court to manage it, and use income from the property to maintain it, where failure to maintain would result in the property becoming blighted.
- Blighted abandoned property with development potential could be sold differently from other tax delinquent property. This expedited process would result in new development in a mandated time frame, via a development agreement with the purchaser.
- Mortgage lenders would be responsible to maintain properties, which they financed and where a default occurs, until there was a new owner so the property doesn't become blighted.
- Educational programs would be developed for Pennsylvania's judiciary; teaching the significance of the economic crime that blight represents.
- Expand the ability of redevelopment authorities to assist municipalities with blight remediation, and allow enforcement of municipal property maintenance codes by private right of action on the part of individuals and non-profits, where municipal code enforcement personnel is limited.