



## **Senate Urban Affairs & Housing Committee**

Senate John Pippy, Chairman

**Greg Mahon, Executive Director**

168 Main Capitol, Harrisburg, PA 17120  
Phone: 717.787.5839 • Fax: 717.772.4437  
urbanaffairs@pasen.gov

### **Summary Senate Bill 963, Printer's Number 1157**

**Prime Sponsor: Senator Greenleaf**

#### **Synopsis:**

SB 963 allows a condominium association, created pursuant to the Unit Property Act, to adopt the Uniform Condominium Act as its governing law, if 67 percent of the association's members agree to the change.

#### **Summary of current law:**

The Unit Property Act, Act 117 of 1963, was enacted to govern condominium associations. In 1980, the General Assembly enacted a revised statute to govern condominium associations, the Uniform Condominium Act, 68 Pa.C.S., Chapters 31 through 34. Under the Uniform Condominium Act, the Unit Property Act applies only to condominium associations established before the uniform act's effective date. A condominium association that is governed by the Unit Property Act may adopt the uniform act as its governing law if 100 percent of its members agree.

#### **Analysis of issue:**

The Uniform Condominium Act's 100 percent adoption requirement poses a significant hurdle for condominium associations which see to update their governing law to be consistent with more modern condominium associations. A 67 percent adoption threshold will allow older condominium associations to modernize their governing law, while still requiring meaningful debate among association members. The 67 percent adoption threshold also will create parity with voting thresholds set out elsewhere in the uniform act for similar actions by an association. For example, under the uniform act, a condominium declaration may be amended by a vote of 67 percent of the condominium association's members.

This act would take effect in 60 days.