
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1101 Session of
2015

INTRODUCED BY CALTAGIRONE, McNEILL, GODSHALL, HARHART AND COHEN,
MAY 4, 2015

REFERRED TO COMMITTEE ON URBAN AFFAIRS, MAY 4, 2015

AN ACT

1 Amending Title 68 (Real and Personal Property) of the
2 Pennsylvania Consolidated Statutes, in creation, alteration
3 and termination of condominiums, further providing for
4 amendment of declaration; and in creation, alteration and
5 termination of planned communities, further providing for
6 amendment of declaration.

7 The General Assembly of the Commonwealth of Pennsylvania
8 hereby enacts as follows:

9 Section 1. Sections 3219(c) and 5219(c) of Title 68 of the
10 Pennsylvania Consolidated Statutes are amended to read:

11 § 3219. Amendment of declaration.

12 * * *

13 (c) Recording amendment.--

14 (1) Every amendment to the declaration must be recorded
15 in every county in which any portion of the condominium is
16 located in the same records as are maintained for the
17 recording of deeds of real property and shall be indexed in
18 the name of the condominium in both the grantor and grantee
19 index. An amendment is effective only upon recordation. To
20 the extent that any county office in which such records are

1 maintained may also require the indexing of the amendment by
2 reference to each uniform parcel identifier number assigned
3 to the units within the condominium, then the indexing may
4 not require the payment of any charges, costs or fees in
5 connection therewith.

6 (2) The provisions of this subsection shall control over
7 any conflicting provisions in any other statute, regulation
8 or ordinance.

9 * * *

10 § 5219. Amendment of declaration.

11 * * *

12 (c) Recording amendment.--

13 (1) Every amendment to the declaration must be recorded
14 in every county in which any portion of the planned community
15 is located in the same records as are maintained for the
16 recording of deeds of real property and shall be indexed in
17 the name of the planned community in both the grantor and
18 grantee index. An amendment is effective only upon recording.
19 To the extent that any county office in which such records
20 are maintained may also require the indexing of the amendment
21 by reference to each uniform parcel identifier number
22 assigned to the units within the planned community, then the
23 indexing may not require the payment of any charges, costs or
24 fees in connection therewith.

25 (2) The provisions of this subsection shall control over
26 any conflicting provisions in any other statute, regulation
27 or ordinance.

28 * * *

29 Section 2. This act shall take effect in 60 days.