
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 247 Session of
2025

INTRODUCED BY SCIALABBA, JAMES, BARGER AND DAY, JANUARY 22, 2025

REFERRED TO COMMITTEE ON INTERGOVERNMENTAL AFFAIRS AND
OPERATIONS, JANUARY 22, 2025

AN ACT

1 Amending Title 26 (Eminent Domain) of the Pennsylvania
2 Consolidated Statutes, in procedure to condemn, further
3 providing for notice to condemnee; and, in procedure for
4 determining damages, further providing for appointment of
5 viewers and for service of notice of view and hearing.

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

8 Section 1. Sections 305(b)(1), 504(b) and (c) and 505(a) of
9 Title 26 of the Pennsylvania Consolidated Statutes are amended
10 to read:

11 § 305. Notice to condemnee.

12 * * *

13 (b) Service.--

14 (1) The notice shall be served, within or without this
15 Commonwealth, by any competent adult in the same manner as in
16 a civil action or by [registered] certified mail to the last
17 known address of the person being served.

18 * * *

19 § 504. Appointment of viewers.

1 * * *

2 (b) Service of petition for the appointment of viewers and
3 order appointing viewers.--The petitioners shall promptly send
4 to all other parties by [registered] certified mail, return
5 receipt requested, a certified true copy of the petition for the
6 appointment of viewers and a copy of the court order appointing
7 the viewers if an order has been entered. A copy of the petition
8 and order, if entered, shall also be mailed to all mortgagees
9 and other lienholders of record.

10 (c) Notice of views and hearings.--The viewers shall give
11 notice of the time and place of all views and hearings. The
12 notice shall be given to all parties by not less than 30 days
13 written notice by [registered] certified mail, return receipt
14 requested.

15 * * *

16 § 505. Service of notice of view and hearing.

17 (a) General rule.--Notice of the view and hearing shall be
18 served, within or without this Commonwealth, by any competent
19 adult in the same manner as a civil action or by [registered]
20 certified mail, return receipt requested, to the last known
21 address of the condemnee and condemnor.

22 * * *

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