

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 961 Session of 2023

INTRODUCED BY SOLOMON, MERSKI, SIEGEL, FREEMAN, HOHENSTEIN, BURGOS, MADDEN, PROBST, SANCHEZ, HILL-EVANS, KENYATTA, SCHLOSSBERG, CIRESI, BENHAM, GALLAGHER, PARKER, CEPEDA-FREYTIZ, FIEDLER, STURLA, HARKINS, FLEMING AND GREEN, APRIL 24, 2023

AS REPORTED FROM COMMITTEE ON LOCAL GOVERNMENT, HOUSE OF REPRESENTATIVES, AS AMENDED, DECEMBER 13, 2023

AN ACT

1 Amending Title 68 (Real and Personal Property) of the
2 Pennsylvania Consolidated Statutes, in preliminary
3 provisions, providing for county property contact information
4 list; imposing duties on ~~recorders of deeds~~ CHIEF ASSESSORS; <--
5 and providing for penalties.

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

8 Section 1. Title 68 of the Pennsylvania Consolidated
9 Statutes is amended by adding a chapter to read:

10 CHAPTER 25

11 COUNTY PROPERTY CONTACT INFORMATION LIST

12 Sec.

13 2501. Definitions.

14 2502. Establishment.

15 2503. Requirement.

16 2504. Contact information.

17 2505. Access to information on list.

1 2506. Fees.

2 2507. Penalties.

3 § 2501. Definitions.

4 The following words and phrases when used in this chapter
5 shall have the meanings given to them in this section unless the
6 context clearly indicates otherwise:

7 "BUSINESS." AN ASSOCIATION AS DEFINED IN 15 PA.C.S. § 102 <--
8 (RELATING TO DEFINITIONS), NOT INCLUDING A LIMITED LIABILITY
9 COMPANY.

10 "CHIEF ASSESSOR." ANY OF THE FOLLOWING:

11 (1) IN A COUNTY OF THE FIRST CLASS, THE CHIEF ASSESSMENT
12 OFFICER, OR ANY SUCCESSOR OFFICER, APPOINTED TO DIRECT THE
13 OFFICE OF PROPERTY ASSESSMENT OR MAKE AND SUPERVISE THE
14 MAKING OF ALL ASSESSMENTS AND VALUATIONS OF ALL SUBJECTS OF
15 REAL PROPERTY TAXATION IN ANY SUCCESSOR OFFICE.

16 (2) IN A COUNTY OF THE SECOND CLASS, THE CHIEF
17 ASSESSMENT OFFICER, OR ANY SUCCESSOR OFFICER, APPOINTED TO
18 DIRECT THE OFFICE OF PROPERTY ASSESSMENTS OR MAKE AND
19 SUPERVISE THE MAKING OF ALL ASSESSMENTS AND VALUATIONS OF ALL
20 SUBJECTS OF REAL PROPERTY TAXATION IN ANY SUCCESSOR OFFICE.

21 (3) IN A COUNTY OF THE SECOND CLASS A, THIRD, FOURTH,
22 FIFTH, SIXTH, SEVENTH OR EIGHTH CLASS, OR HOME RULE COUNTY
23 FORMERLY OF ANY OF THOSE CLASSIFICATIONS, THE INDIVIDUAL
24 APPOINTED BY THE BOARD OF COUNTY COMMISSIONERS, OR THE BODY
25 OR INDIVIDUAL EXERCISING THE EQUIVALENT AUTHORITY IN A HOME
26 RULE COUNTY, WITH THE ADVICE OF THE BOARD OF ASSESSMENT
27 APPEALS, IN ACCORDANCE WITH SECTION 53 PA.C.S. § 8831
28 (RELATING TO CHIEF ASSESSOR).

29 "LIMITED LIABILITY COMPANY." AS DEFINED IN 15 PA.C.S. § 102.

30 "List." A property contact list established and maintained

1 by a recorder CHIEF ASSESSOR under section 2502 (relating to <--
2 establishment).

3 ~~"Recorder." A county recorder of deeds or a county official~~ <--
4 ~~responsible for recording documents in a county without a~~
5 ~~recorder of deeds.~~

6 § 2502. Establishment.

7 A recorder CHIEF ASSESSOR shall establish and maintain a list <--
8 for the real properties located within the county.

9 § 2503. Requirement.

10 Contact information for a real property shall be added to the
11 list under the following circumstances:

12 ~~(1) when a deed for real property is recorded, the~~ <--
13 ~~recorder shall collect contact information and add the~~
14 ~~information to the list;~~

15 ~~(2) when a real property owner voluntarily submits the~~
16 ~~information to the recorder, the recorder shall add the~~
17 ~~information to the list; or~~

18 (1) WHEN A REAL PROPERTY OWNER VOLUNTARILY SUBMITS THE <--
19 INFORMATION TO THE CHIEF ASSESSOR, THE CHIEF ASSESSOR SHALL
20 ADD THE INFORMATION TO THE LIST; OR

21 ~~(3) (2) when the owner of a real property is cited for a~~ <--
22 ~~violation of a municipal ordinance or code, the municipality~~
23 ~~shall collect the contact information for the real property~~
24 ~~and relay the contact information to the recorder CHIEF~~ <--
25 ~~ASSESSOR who shall add the contact information to the list.~~

26 § 2504. Contact information.

27 (a) Contact information.--The following contact information
28 shall be provided to the recorder CHIEF ASSESSOR when required <--
29 or permitted:

30 (1) If the buyer or owner of a property is an

1 individual, the individual's name, residential address,
2 telephone number and email address.

3 (2) If the buyer or owner of a property is a business,
4 the business's name, business address and telephone number
5 and email address of one owner or employee of the business.
6 The owner or business shall provide the contact information
7 of an individual, representative or employee who has the
8 authority and ability to repair, maintain or otherwise remedy
9 a problem or municipal code violation for the property,
10 including the individual, representative or employee's name,
11 address, telephone number and email address to the recorder <--
12 CHIEF ASSESSOR. <--

13 (3) If the buyer or owner of a property is a limited
14 liability company, the name of the company, company address
15 and telephone number and email address of one member or
16 manager with ownership interest or right in the limited
17 liability company. The owner or limited liability company
18 shall provide the contact information of an individual,
19 representative or employee who has the authority and ability
20 to repair, maintain or otherwise remedy a problem or
21 municipal code violation for the property, including the
22 individual, representative or employee's name, address,
23 telephone number and email address to the recorder CHIEF <--
24 ASSESSOR.

25 (b) Changes.--If the contact information collected under
26 subsection (a) changes, the owner of the property or the owner's
27 representative shall notify the recorder CHIEF ASSESSOR with <--
28 current information within 30 days. If the owner fails to notify
29 the recorder CHIEF ASSESSOR of changes, the owner may be subject <--
30 to penalties under section 2507 (relating to penalties).

1 § 2505. Access to information on list.

2 A municipality or individual may request contact information
3 for a real property from the recorder CHIEF ASSESSOR. The <--
4 recorder CHIEF ASSESSOR shall share the information with the <--
5 requester if the municipality or individual demonstrates a
6 reasonable need and use for the contact information, which shall
7 include a discussion with the real property owner regarding real
8 property maintenance and upkeep. The request must include an
9 affirmation that the requested information will not be used for
10 commercial purposes or purposes other than those made in the
11 request.

12 § 2506. Fees.

13 A recorder CHIEF ASSESSOR may assess and collect a fee of up <--
14 to \$20 per request for the contact information for a real
15 property.

16 § 2507. Penalties.

17 (a) General rule.—A county may levy a fine of up to \$1,000 <--
18 against an individual, business or limited liability company
19 that intentionally or knowingly provides false or incorrect
20 contact information or intentionally or knowingly fails to
21 update contact information with the recorder CHIEF ASSESSOR as <--
22 required by this chapter.

23 (b) Commercial purposes. A county may levy a fine of up to <--
24 \$10,000 against a person or entity who AN INDIVIDUAL, BUSINESS
25 OR LIMITED LIABILITY COMPANY THAT uses the requested contact
26 information for commercial purposes or purposes other than those
27 made in the initial request for contact information to the
28 recorder.

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