



Pugliese Associates
Bill Status Report
June 3, 2010

Pennsylvania Residential Owner's Association

Blight and Abandoned Property Legislation

HB 711 (R-Taylor, J)

The Abandoned Property Tax Sale Act would provide for the tax sale of abandoned properties. At least 60 days prior to the date scheduled for a tax sale, the county would make public a list of properties to be offered at the sale. Within 30 days of receipt of the list the municipality may notify the county of any abandoned properties within its jurisdiction. No less than 15 days prior to the scheduled tax sale, the county would make public a revised list of properties be offered for sale indicating which are abandoned. The bill outlines the requirements for purchasers of abandoned properties.

Companions: HB 2747 Taylor, J (Refiled from 07R Session)
SB 1540 Browne (Refiled from 07R Session)

Bill History: 03-04-09 Introduced and referred to committee on House Urban Affairs

SB 286 (R-Browne)

The Abandoned Property Tax Sale Act would provide for the tax sale of abandoned properties. At least 60 days prior to the date scheduled for a tax sale, the county would make public a list of properties to be offered at the sale. Within 30 days of receipt of the list the municipality may notify the county of any abandoned properties within its jurisdiction. No less than 15 days prior to the scheduled tax sale, the county would make public a revised list of properties be offered for sale indicating which are abandoned. The bill outlines the requirements for purchasers of abandoned properties.

Companions: HB 2747 Taylor, J (Refiled from 07R Session)
SB 1577 Browne (Refiled from 07R Session)

Bill History: 02-19-09 Introduced and referred to committee on Senate Finance

SB 900 (R-Argall)

Amends Title 53 (Municipalities Generally) adding a chapter entitled the Neighborhood Blight Reclamation and Revitalization Act providing for neighborhood blight reclamation and revitalization. The bill provides for actions against owner of blighted property by stating a municipality may institute the certain enumerated actions against the owner of any building, housing or land in serious violation of an ordinance regarding a code or which causes the property to be blighted. A lien may be placed against the assets of an owner of unremediated blighted real property after a judgment, decree or order is entered by a court of competent jurisdiction against the owner of the property. The bill provides for duties of out-of-State owners of real estate and corporate owners. Additionally, the legislation outlines when a municipality may deny issuing a building permit, zoning permit, or other such permit. The administrative office of Pennsylvania courts may develop and implement annual and ongoing education and training programs for judges, including magisterial district judges, regarding the laws of this Commonwealth relating to blighted and abandoned property and the economic impact that blighted and abandoned properties have upon municipalities. (Prior Printer Number: 1176, 1246)

Bill History: 06-07-10 S Reported as amended Senate Appropriations
06-28-10 S 1 Floor amendment(s) adopted
06-29-10 S Second consideration

Fire Extinguisher Legislation

SB 24 (D-Kitchen)

The Residential Transfer Portable Fire Extinguisher Act requires every dwelling unit located in a building without a sprinkler system, at the sale, lease or transfer of the dwelling unit, to be equipped with at least one portable fire extinguisher, at the expense of the seller, landlord or transferor, in conformance with rules and regulations promulgated by the Department of Labor and Industry. The regulations shall specify the required maintenance and periodic testing of portable fire extinguishers. The landlord, lessor or transferor may deduct the cost of a portable fire extinguisher from the security deposit provided by the tenant, lessee or transferor if the portable fire extinguisher has been discharged or removed from the dwelling unit at the lessee's departure. An occupant may deduct the cost of a portable fire extinguisher from the monthly rent at one point during the course of the occupant's agreement with the landlord, lessor or transferor provided that a receipt is provided as evidence that the occupant purchased a portable fire extinguisher for the dwelling unit and a portable fire extinguisher was not located in the dwelling unit at the beginning of the lease term. In any case in which a change of occupancy of any dwelling unit in a building without a sprinkler system installed in accordance with the International Building Code is subject to a municipal ordinance requiring the issuance of documentary certification of compliance with laws and regulations relating to the safety and maintenance of the premises, no such certificate shall be issued until the officer or agency responsible for its issuance has determined that the dwelling unit is equipped with at least one portable fire extinguisher. The bill provides for penalties.

Bill History: 01-20-09 Introduced and referred to committee on Senate Urban Affairs and Housing

Carbon Monoxide Legislation

HB 1445 (D-Solobay)

The Carbon Monoxide Alarm Standards Act establishes carbon monoxide alarm requirements and directs the Dept. of Labor and Industry to administer the Act and develop regulations.

Bill History: 01-25-10 H Reported as amended House Appropriations

HB 2423 (R-Fairchild)

(PN 3547) The Home Safety Education Grant Program Act establishes the program within the Office of the State Fire Commissioner to provide grant money in furtherance of home safety education. Legislative policies and pertinent definitions are provided. Examples of educational programs are given and the Home Safety Education Fund is created.

Bill History: 04-19-10 Introduced and referred to the House Veterans Affairs & Emergency Preparedness Committee

SB 29 (D-Washington)

The Carbon Monoxide Protection Act requires every unit of a dwelling space in a dwelling to be equipped with one or more carbon monoxide sensor devices that bear the label of a nationally recognized testing laboratory and have been tested and listed as complying with the Underwriters Laboratories standard 2034 or its equivalent as approved by the department by regulation. A dwelling may be exempt if it is determined that no potential carbon monoxide hazard exists for that unit. The bill provides for penalties.

Companions: SB 394 Washington (Refiled from 07R Session)

Bill History: 01-20-09 Introduced and referred to committee on Senate Urban Affairs and Housing

Mold Legislation

SB 793 (D-Boscola)

This bill amends Title 42 (Judiciary and Judicial Procedure) providing for limitation of liability for mold and mold damage by stating that unless the parties otherwise agree in writing, no contractor who installs an HVAC (heating, ventilation and air conditioning) system in a structure would be liable for any personal injuries, property damage or any other damages, losses or claims related to mold or mold damage. This would not apply to personal injuries, property damage or any other damages, losses or claims related to mold or mold damage caused by one or more defects in workmanship by a contractor relating to the installation of an HVAC system.

Companions: SB 457 Boscola (Refiled from 07R Session)

Bill History: 04-23-09 Introduced and referred to committee on Senate Judiciary

Sprinkler Legislation

HB 1790 (D-Solobay)

This bill amends the Pennsylvania Construction Code Act providing for additional building requirements by adding that an approved, automatic fire sprinkler system shall be installed, repaired, operated and maintained in new one-family and two-family dwellings and townhouses, in accordance with the National Fire Prevention Association standard NFPA 13D, when required by the international fire code. Separate permits shall be obtained for installation, repair, operation and maintenance when required by the international fire code.

Bill History: 06-29-09 Introduced and referred to committee on House Labor Relations

HB 1809 (D-Buxton)

This bill amends the Pennsylvania Construction Code Act further providing for adoption by regulations by adding that all ICC codes adopted by department regulations as part of the Uniform Construction Code other than the International Building Code and International Residential Code shall be part of the Uniform Construction Code only to the extent referenced by the International Building Code or International Residential Code. Additionally, the bill provides for changes in Uniform Construction Code by adding that any ordinance requiring fire sprinkler systems in residential buildings adopted or enacted on or after July 1, 1999, shall provide for the design and installation of such systems consistent with the provisions of the International Residential Code (2009) or its successor triennially. The bill provides for municipal ordinances requiring automatic fire sprinkler systems and for exemptions relating to automatic fire sprinkler systems.

Bill History: 07-01-09 Introduced and referred to committee on House Labor Relations

SB 1001 (R-Robbins)

This bill amends the Pennsylvania Construction Code Act requiring any ordinance requiring fire sprinkler systems in residential buildings shall provide for the design and installation of such systems consistent with the provisions of the International Residential Code (2009) or its successor triennial revisions; providing exemptions to the fire sprinkler requirement;

Bill History: 07-06-09 Introduced and referred to committee on Senate Labor and Industry
10-06-09 Public hearing held in committee Senate Labor and

Condominium, Association and Planned Communities Legislation

HB 579 (R-Hickernell)

This bill amends Title 68 (Real and Personal Property) stating a violation of condominium, cooperative and planned community provisions would constitute a violation of the Unfair Trade Practices and Consumer Protection Law; consolidating provisions applicable to certain condominiums under the former Unit Property Act; and making a related repeal.

Companions: HB 538 Hickernell (Refiled from 07R Session)

Bill History: 02-23-09 Introduced and referred to committee on House Urban Affairs

HB 1221 (R-Schroder)

This bill amends Title 68 (Real & Personal Property), further providing, in management of condominiums, cooperatives and planned communities, for quorums; and providing for management of substantial condominiums, substantial cooperatives and substantial planned communities.

Bill History: 04-07-09 Introduced and referred to committee on House Urban Affairs

HB 1240 (R-O'Neill)

This bill amends Title 68 (Real and Personal Property) providing for access to association records by stating that all association records shall be accessible for inspection and duplication by a unit owner or an authorized agent of the unit owner. An association may fulfill verbal requests for access to an association record. An association record may not be used for commercial purposes. The bill also provides for meetings of unit owners' associations by stating that the bylaws of any unit owners' association shall provide that a meeting of the association, executive board or any committee, commission or other entity that is a subdivision of the executive board shall be open to unit owners and that an appropriate officer of the association shall provide notice.

Companions: HB 1713 O'Neill (Refiled from 07R Session)

Bill History: 04-08-09 Introduced and referred to committee on House Urban Affairs

SB 745 (R-Rafferty)

This bill amends Title 68 (Real and Personal Property) further providing for applicability of provisions relating to planned communities, for meetings and for quorums of unit owners' associations of planned communities, for proxies and for association records.

Companions: SB 322 Rafferty (Refiled from 07R Session)

Bill History: 04-03-09 Introduced and referred to committee on Senate Urban Affairs and Housing

Mobile Home Legislation

HB 1201 (R-Harper)

This bill amends the Mobile Home Park Rights Act changing the title to the Mobile Home Park Disclosure and Rights Act; providing for disclosure prior to rental of a mobile home; providing duties of the Office of Attorney General; providing requirements for prospectus or offering circular; providing written requirements in lieu of prospectus.

Bill History: 04-03-09 Introduced and referred to committee on House Urban Affairs
12-03-09 House Urban Affairs Public Hearing held
03-23-10 Committee Meeting Held: Bill Passed Over

HB 1526 (D-Grucela)

This bill amends the General County Assessment Law further providing for subjects of taxation by excluding house trailers and mobile homes; repealing provisions relating to limitation upon taxation and to valuation of mobile homes or house trailers; and repealing certain provisions providing for recorder of deeds in certain counties to furnish record of conveyances and compensation.

Companions: SB 1377 Rafferty (Refiled from 07R Session)
SB 1010 Rafferty (Identical)
7-14-09 S Introduced and referred to committee on Senate Finance

Bill History: 05-26-09 Introduced and referred to committee on House Local Government

HB 2099 (D-Grucela)

This bill amends the General County Assessment Law to provide a definition of house trailer or mobile home and excludes them from real estate taxes under the law. The bill further removes house trailers and mobile homes from assessment and removes the requirement that lot owners keep records of lot leases.

Bill History: 11-17-09 Introduced and referred to committee on House Local Government

HB 2100 (D-Grucela)

This bill amends the Fourth and Eighth Class and Selective County Assessment Law to provide a definition of house trailer or mobile home and excludes them from real estate taxes under the law. The bill further removes house trailers and mobile homes from assessment and removes the requirement that lot owners keep records of lot leases.

Bill History: 11-17-09 Introduced and referred to committee on House Local Government

HB 2212 (D-Taylor, R)

Amends the Mobile Home Park Rights Act to make legislative findings and change the word "mobile" to "manufactured" and the word "park" to "community." Some definitions are also altered. Definitions of "manufactured home community owner" and "manufactured home space rental agreement" are provided and incorporated. Terms of the rental agreement are also detailed in the bill. Mobile home community leases and lessees are also provided for. (Prior Printer Number: 3105, 3691)

Bill History: 05-26-10 H Third consideration
05-26-10 H Final Passage (Vote: Y:195/N: 0)
06-08-10 S Received in the Senate and referred to Senate Consumer Protection & Prof. Licensur

SB 46 (R-Greenleaf)

This bill amends the Mobile Home Park Rights Act further providing for disclosure of fees; and making editorial changes by changing references to "mobile" homes to "manufactured" homes and references to "mobile home parks" to "manufactured home communities" and changing the name of the act to the "Manufactured Home Community Rights Act." The bill provides for disclosure of fees by stating if a majority of the manufactured home residents of the community believe the rent increase is excessive they may request the resident association's governing board to submit a written request to the American Arbitration Association for the appointment of an arbitrator. If a community has no resident association, the manufactured home residents shall gather the signatures of a majority of the

residents within the community who shall be notified of the cost involved in seeking binding arbitration and agree to bear the appropriate costs. The arbitrator shall promptly hear the dispute and render a decision based on the excessive rent increase standard. For purposes of determining a reasonable return on the manufactured home community owner's investment or equity, the arbitrator shall perform a risk analysis and consider alternative and comparative investments. The costs and expenses of the arbitrator shall be borne equally by the manufactured home community owner and the manufactured home residents. A rent increase may not go into effect until the earlier of one of the following: Completion of the binding arbitration process, or 120 days after provision of the written notice required.

Bill History: 01-20-09 Introduced and referred to committee on Senate Consumer Protection & Professional Licensure

SB 228 (D-Wozniak)

Amends the General County Assessment Law increasing the cost for removal permits for mobile homes and house trailers to \$10 from \$2.

Bill History: 02-19-09 S Introduced and referred to committee on Senate Local Government

SB 701 (R-Wonderling)

(PN 1081) Amends the Mobile Home Park Rights Act by adding several definitions and requiring mobile park lessors to disclose certain attributes of the rental property in a prospectus that is approved by the Attorney General. The bill further provides for the requirements for the prospectus, as well as a schedule that needs to be paid. The bill allows for the replacement of a prospectus with a written notification to the lessee and provides that a lease is void if no disclosure is made.

Bill History: 06-04-09 Introduced and referred to committee on Senate Consumer Protection & Professional Licensure

Miscellaneous Legislation

HB 60 (D-Daley)

Amends the Housing Finance Agency Law establishing the Pennsylvania Housing Affordability and Rehabilitation Enhancement Program to provide funding for: (1) projects to provide safe and sanitary dwellings for sale or rent to low-income and moderate-income individuals or families; (2) projects to increase the availability or quality of housing for elderly persons; (3) projects to increase the availability or quality of accessible housing for persons with disabilities; (4) projects to prevent or reduce homelessness; (5) projects to encourage the development and rehabilitation of distressed neighborhoods; (6) projects to provide mortgage or rental assistance, including housing counseling, foreclosure prevention and refinancing products; or (7) projects to provide loans, low-interest loans or grants to low-income and moderate-income individuals or families who are owner-occupants for repairs and improvement to sustain or increase the conditions of the home. Money for projects may be used for predevelopment activities, acquisition and disposition of real or personal property, site preparation, or construction, reconstruction, alteration and repair of existing structures, improvements and infrastructure. The agency would annually report to the Governor, Auditor General and Chairmen of the House Commerce and Senate Urban Affairs and Housing Committees.

Bill History: 06-23-10 S Reported as amended Senate Urban Affairs and Housing
06-23-10 S First consideration
06-30-10 S Rereferred to Senate Appropriations

HB 98 (D-Thomas)

This bill amends Title 66 (Public Utilities), in responsible utility customer protection, further providing for termination of utility service by adding that it shall be a condition of acceptance by a public utility of a LIHEAP Crisis Grant from the Department of Public Welfare or its designee that the public utility will

not terminate service to the customer within 60 days of acceptance of the grant and will enter into a payment agreement under section 1405(d) (relating to payment agreements) or, notwithstanding the provisions of section 1405(d), a second or subsequent payment agreement with the customer for payment of that portion of the bill which is not in dispute.

Bill History: 01-28-09 Introduced and referred to committee on House Consumer Affairs
03-11-10 House Consumer Affairs Committee Public Hearing Held

HB 300 (D-Frankel)

This bill amends the Human Relations Act prohibiting discrimination based on sexual orientation, gender identity or expression. The act shall take effect in 30 days (previously 60).

Companions: HB 1400 Frankel (Refiled from 07R Session)

Bill History: 03-11-09 H Rereferred to House Appropriations
03-17-09 H Press Conference Held

HB 322 (R-Miller)

This bill amends the Landlord Tenant Act to provide for a landlord to request an immediate writ of possession after the rendition of a judgment and other provisions regarding the failure to pay.

Companions: HB 235 Miller (Refiled from 07R Session)

Bill History: 02-10-09 Introduced and referred to committee on House Judiciary

HB 453 (D-Bishop)

The Residential Lease Protection for Illness Act provides that a tenant with a certified illness may terminate a residential lease upon 30 days' written notice given by the tenant, an authorized agent of the tenant under a durable power of attorney or a court-appointed guardian. The written notice must contain a physician's certification, and the provisions of the subsection may only be invoked if the tenant did not know or have reason to know about the illness at the time the tenant entered into the lease.

Bill History: 05-07-09 Reported from House Consumer Affairs with request to re-refer to House Urban Affairs Committee
05-07-09 Re-referred to House Urban Affairs

HB 650 (D-DeLuca)

This bill amends The Landlord and Tenant Act requiring every tenement building and multiple dwelling premises having more than 26 units to provide a 24-hour monitored security system in and about the premises. This would not apply to mobile home parks.

Companions: HB 1748 DeLuca (Refiled from 07R Session)

Bill History: 05-07-09 Reported out of the House Consumer Affairs Committee with request to re-refer to House Urban Affairs Committee
05-07-09 Re-referred to House Urban Affairs

HB 846 (R-Reichley)

The Local Senior Citizen Property and Rent Rebate Act states that the base amount of a claim for property tax rebate for real property taxes due and payable would be determined by the local taxing authority. The bill also states that the supplemental amount for a claimant with a household income equal to or less than \$35,000 and an eligible claim for property tax rebate for real property taxes due and payable during the calendar year preceding the first year in which a payment is made and each year thereafter and whose real property taxes exceed 15% of the claimant's household income shall be equal to 50% of the base amount. The bill requires that approved claims be paid from the local taxing authority's general fund.

Bill History: 03-11-09 Introduced and referred to committee on House Finance

HB 1055 (D-O'Brien, M)

The Municipality Real Property Development Permit and Approval Extension Act states any permit or approval issued by or for a municipality under the State Highway Law, Dam Safety and Encroachments Act, section five of the Clean Streams Law, the Pennsylvania Sewage Facilities Act, the Storm Water Management Act, or any approvals pursuant to an ordinance of a city of the first class, city of the second class or any other municipality that chooses to opt into the act that pertains to land use, including, but not limited to, building permits, which expires after June 1, 2009, and before January 1, 2013, shall be extended once for one full calendar year upon payment of a fee to the issuing authority which may be not more than 50% of the original permit fee, but in no circumstances more than \$7,500. The bill provides for the definition of "approval," provides for riparian land leases, and outlines exceptions.

Bill History: 07-08-09 H Final Passage (Vote: Y:196/N: 0)
07-10-09 S Received in the Senate and referred to Senate Local Government
03-23-10 S Discussed in committee ...House Local Government

HB 1192 (D-McGeehan)

This bill amends The Landlord & Tenant Act further providing for disruptive conduct of tenants; providing officers shall investigate alleged incidents of disruptive conduct and shall complete a disruptive conduct report upon a finding that the reported incident constitutes disruptive conduct; providing tenant duties and makes exemptions to certain facilities and dwellings.

Bill History: 04-03-09 Introduced and referred to committee on House Urban Affairs

HB 1322 (D-Wheatley)

Amends Title 42 (Judiciary and Judicial Procedure) establishing periods of limitation in relation to claims of adverse possession under certain circumstances. The bill states claims of adverse possession can only be brought after ten years. Provisions dealing with contiguous lots and quite title are provided; also provides for notice requirements. (Prior Printer Number: 1582, 3690)

Bill History: 06-07-10 H Reported as amended House Appropriations
06-30-10 H 1 Floor amendment(s) adopted
06-30-10 H Second consideration

HB 1471 (D-McGeehan)

This bill amends Title 66 (Public Utilities) prohibiting multiple electric meter installation in a city of the first class (Philadelphia) unless the owner, lessor or sublessor provides the public utility with a certificate of occupancy for the residential dwelling issued by the Department of Licenses and Inspections.

Bill History: 05-08-09 Introduced and referred to committee on House Consumer Affairs

HB 1587 (D-Wagner)

This bill amends The Taxpayer Relief Act prohibiting a landlord and tenant from entering into a lease or agreement to assign or pay any portion of any rebate payable under Chapter 13 of the Act, to which the tenant may be entitled, to the landlord, landlord's assignee or representatives.

Bill History: 06-02-09 Introduced and referred to committee on House Urban Affairs
03-23-10 Reported as amended from the House Urban Affairs Committee

03-23-10 First Consideration
03-24-10 Re-referred to the House Appropriations Committee

HB 1599 (R-Payne)

This bill amends The Landlord and Tenant Act further providing for summons and service and for appeal by tenant to common pleas court by reducing the deadline to within five days after the rendition of judgment by a lower court.

Bill History: 06-03-09 Introduced and referred to committee on House Judiciary

HB 1607 (D-Caltagirone)

This bill amends Titles 42 (Judiciary and Judicial Procedure), 44 (Law and Justice) and 75 (Vehicles) consolidating the law relating to constables; in Title 42, further providing for deposits into the Judicial System Augmentation Account and providing for surcharges; in Title 44, repealing obsolete provisions on recidivism and revising provisions on second and third class cities, on boroughs, on townships, on the Constables' Education and Training Board, on use of firearms, on the Constables' Education and Training Account and on statutory authority; making editorial changes; and making related repeals. (Prior Printer Number: 1999, 2179, 2295)

Bill History: 10-09-09 Approved by the Governor (Act: 49)

HB 1808 (D-Buxton)

This bill amends the Pennsylvania Construction Code Act further providing for revised or successor codes by adding that the department shall not promulgate regulations adopting the 2009 ICC International Building Code or the 2009 International Residential Code, and the regulations adopting the 2006 versions of those codes shall remain in effect until December 31, 2012, and until such time as the department shall adopt the 2012 triennial versions of those codes.

Bill History: 07-01-09 Introduced and referred to committee on House Labor Relations

HB 2004 (D-Casorio)

The Cleanup of Illegal Drug Sites Act relates to the evaluation and cleanup of sites where certain controlled substances may have been manufactured or stored; imposes powers and duties on the Department of Environmental Protection and the Department of Health; and prescribes penalties. Law enforcement would notify a property owner and the department when a site has been identified as an illegal drug manufacturing site. Such property may not be sold, leased, or rented until it has been determined fit for use. The bill outlines sampling and testing procedures and standards for determining fitness.

Bill History: 09-25-09 Introduced and referred to committee on House Environmental Resources and Energy

HB 2053 (R-Baker, M)

The Freedom of Choice in Health Care Act provides certain definitions and prohibits the Commonwealth from impeding any citizen of the Commonwealth from entering the health care plan of their choice. The Act shall not allow for the prohibition of employers to pay directly for healthcare services. The Act also disallows the Commonwealth from following any federal law violating this Act. (Prior Printer's Number: 2829)

Bill History: 10-21-09 H Introduced and referred to committee on House Insurance
01-27-10 H Discussed at Press Conference

HB 2158 (R-Benninghoff)

The Right to Dry Clothes by Solar Energy Act prohibits governmental entities from disallowing persons from drying clothes with the use of solar energy. Exceptions are also provided.

Bill History: 12-09-09 Introduced and referred to committee on House Urban Affairs

HB 2545 (R-Saylor)

(PN 3824) Amends the Landlord and Tenant Act to disallow the collection of the next month's rent after a tenant has passed away.

Bill History: 05-27-10 Introduced and referred to committee on House Urban Affairs

SB 149 (R-Greenleaf)

This bill amends Title 68 (Real & Personal Property) repealing provisions relating to home inspections; providing for home inspections; establishing the Pennsylvania Board of Home Inspectors in the Bureau of Professional and Occupational Affairs; providing for licensure of home inspectors and for disciplinary proceedings by the Pennsylvania Board of Home Inspectors; and making an appropriation of \$85,000 from the Professional Licensure Augmentation Account to the Department of State for the payment of costs associated with processing licenses and renewing licenses, for the operation of the Pennsylvania Board of Home Inspectors and for other associated costs. The bill also provides that a license issued may be temporarily suspended under circumstances as determined by the board to be an immediate and clear danger to public health and safety.

Bill History: 03-31-09 Reported as amended Senate Consumer Protection & Professional Licensure
03-31-09 First consideration
04-20-09 Re-referred to Senate Appropriations

SB 233 (D-Wozniak)

This bill amends Title 53 (Municipalities Generally) further providing for the powers of an authority to impose and enforce the duty of the tenant to pay a bill for service rendered to the tenant by the authority in cases where an authority which has agreed to provide water service through a separate meter and separate service line to a residential dwelling unit in which the owner does not reside. The bill provides for other duties of tenants, and stipulates nothing shall be construed to impose responsibility and liability on the owner of the property where the tenant has contracted for service.

Bill History: 02-19-09 Introduced and referred to committee on Senate Local Government

SB 378 (R-Browne)

This bill amends Title 42 (Judiciary and Judicial Procedure) by adding a chapter on Drug Nuisance Abatement. The bill states that the causes of action established in this chapter are civil actions to enjoin the commission of drug distribution events, to close down and physically secure premises or portions that constitute drug nuisances and otherwise abate the drug nuisances and to impose civil penalties. The actions would be brought in the court of common pleas, which would have jurisdiction to issue temporary, preliminary or permanent injunctive or other equitable relief. The bill also provides for the following: notice to interested parties, continuances, issuance and enforcement of preliminary orders, notification and provision of treatment resources, premises involving multiple residences or businesses, vacating or modifying closing order, permanent injunction and other relief, closure, penalties, settlements, recovery of costs and liens. The bill also repeals Subchapter H (Drug Nuisances) of Chapter 83 of Title 42.

Companions: SB 337 Browne (Refiled from 07R Session)

Bill History: 02-20-09 Introduced and referred to committee on Senate Judiciary

SB 569 (R-Pileggi)

The Real Property Development Permit and Approval Extension Act provides for an extension of approvals granted by a government agency which expire after the effective date and before July 2,

2013. The extension shall occur at a fee of 50% of the original cost, but no more than \$7,500. Optional leases, leases independent of the Commonwealth, and Riparian land leases are provided for.

Bill History: 06-25-09 Senate Final Passage (Vote: Y: 50/N: 0)
03-23-10 Reported as amended from the House Local Government Committee
03-23-10 First Consideration
03-24-10 Re-referred to the House Appropriations Committee

SB 1010 (R-Rafferty)

This bill amends the General County Assessment Law further providing for taxation by excluding mobile homes and trailers, and repealing various related provisions.

Companions: SB 1377 Rafferty (Refiled from 07R Session)
HB 1526 Grucela (Identical)
5-26-09 Introduced and referred to committee on House Local Government

Bill History: 07-14-09 S Introduced and referred to committee on Senate Finance

SB 1056 (R-Browne)

This bill amends the Landlord and Tenant Act providing for disposition of abandoned personal property by adding that at the time a tenant has relinquished possession of the real property, the tenant shall remove from the premises all items of the tenant's personal property. Upon relinquishment, the tenant shall have ten days to contact the landlord regarding the tenant's intent to remove any personal property remaining on the premises. If the intent is conveyed to the landlord, the personal property shall be retained by the landlord at a site of the landlord's choosing for thirty days. If no communication is made to the landlord within ten days, the property may be disposed of at the end of the ten days at the discretion of the landlord. The bill provides for the disposition of personal property remaining on the premises following relinquishment and duties of the landlord relative to that personal property. After the appropriate time period has expired, the landlord shall have no further responsibility to the former tenant with regard to the personal property and may, in the landlord's discretion, dispose of the property.

Bill History: 07-27-09 Introduced and referred to committee on Senate Urban Affairs and Housing

SB 1083 (R-Greenleaf)

This bill amends the Landlord and Tenant Act requiring the disclosure of flood history to lessees of residential real property.

Bill History: 09-17-09 Introduced and referred to committee on Senate Urban Affairs and Housing

SB 1111 (R-Rafferty)

The Disclosure of Methamphetamine Contaminated Property Act requires the Department of Health to develop scientifically based standards for the removal of hazardous materials that exist at real property as a result of the use, production, storage or presence of methamphetamine on the property and shall promulgate regulations relating to such standards. The bill provides for disclosure, reporting, and monitoring. Decontaminated property would be issued a certificate of decontamination.

Bill History: 12-17-09 Introduced and referred to committee on Senate Consumer Protection & Professional Licensure

SR 142 (R-Argall)

Resolution directing the Legislative Budget and Finance Committee to complete a study and cost analysis of the implementation of a Statewide blighted property database and report its findings,

conclusions and recommendations to the Senate.

Bill History: 07-13-09 Senate Adopted (Vote: Y: 48/N: 0)

- End of Report -