



Bill Status Report

March 1, 2023

PENNSYLVANIA RESIDENTIAL OWNERS ASSOCIATION

SB 98	Langerholc, Wayne	(PN 44) Amends the Housing Authorities Law, providing for public housing safety committees by detailing within each housing authority, a public housing safety committee shall be created to review background checks in compliance with federal law. The committee shall take all necessary measures to comply with federal law and evaluate documentation provided by the housing authority; the committee shall vote to inform the authority of its evaluation; details process for denying an application. Provides requirements for background checks for landlords. Provisions relating to public housing safety committees are effective immediately; the remainder of the act is effective in 90 days.
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Bill History: 01-18-23 Introduced and referred to committee on Senate Urban Affairs and Housing

SB 149	Brewster, Jim	(PN 123) Amends the Real Estate Tax Sale Law, further providing for the title of the act; and, in sale of property, providing for county demolition and rehabilitation fund. Establishes the County Demolition and Rehabilitation Fund, allowing a county of the first, second, second class A, third, fourth, fifth, sixth, seventh or eighth class and home rule charter county of any of these classes that imposes a fee to establish a fund. Prevents the governing
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body of a county from imposing a fee not exceeding \$250 for the sale of any property sold in accordance with the act or action for mortgage foreclosure. Provides for fee collection. Clarifies contents of an ordinance to establish the fund. Effective in 60 days.

Companions: SB 574 Brewster, Jim (Refiled from 21R Session)

Bill History: 01-19-23 Introduced and referred to committee on Senate Urban Affairs and Housing

SB 339	Tartaglione, Tina	(PN 275) The Radon Remediation Act provides for testing for dangerous levels of radon and remediation measures in school buildings, residential buildings, residential homes and commercial buildings and imposes penalties. Directs the board of school directors to ensure each school district conducts a radon test in each school building with guidelines for completion by specified deadlines. Requires remediation measures no later than 10 business days before the start of the school year, which would provide information from the radon test to parents or guardians. Provides the board of school directors shall continue to conduct radon tests in each school building of the school district every five years after the initial radon tests, providing for test results and certification. Directs landlords to conduct radon tests in dwelling units, providing for deadlines and remediation measures in which landlords inform prospective tenants. Directs landlords to continue subsequent radon tests every five years after the initial tests, as well as provides for test results and certification. Directs residential home sellers to conduct radon tests, providing for deadlines and remediation measures in which sellers must inform potential buyers. Instructs sellers to continue subsequent radon tests every five years after the initial tests, as well as provides
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for test results and certification. Requires owners of commercial buildings to conduct radon tests by specified deadlines, providing for remediation measures that provide notice to the general public, subsequent tests five years after the initial test, test rules, and certificates. Directs the Department of Environmental Protection (DEP) to adopt rules and regulations for the enforcement of the Radon Remediation Act. Provides that an individual in violation of any provision of the act or rules and regulations adopted by DEP under Section 7 may be subject to 29 U.S.C. 651 et. seq. (Occupational Safety and Health Act of 1970). Effective in 60 days.

Companions: SB Tartaglione, (Refiled from 21R
205 Christine Session)

Bill History: 02-10-23 Introduced and referred to
committee on Senate Environmental
Resources and Energy

SB 369 Mastriano, Doug

(PN 312) The Property Owner's Bill of Rights Act provides for a property owner's bill of rights statement. Clarifies definitions. Directs the attorney general to prepare a written statement that includes a bill of rights for an owner whose property may be condemned by an acquiring agency through the use of the agency's eminent domain authority which should be available on the Office of the Attorney General's publicly accessible website. Provides that the property owner's bill of rights shall be provided to the last known address of the property owner at least seven days before the agency's declaration of taking. Provides a disclaimer. Effective in 60 days.

Companions:

HB 1395 Quinn, Chris (Refiled from 21R Session)

Bill History:

02-21-23 Introduced and referred to committee on Senate Judiciary

SB 376

Hughes, Vincent

(PN 298) Amends the Administrative Code, establishing the Commonwealth Housing Council. Adds a definition for council and establishes the Commonwealth Housing Council to coordinate with executive departments and agencies regarding Pennsylvania's housing policies. Provides for membership criteria to include the secretary of community and economic development, the secretary of human services, the Executive Director of the Pennsylvania Housing Agency, the secretary of the budget, a senator appointed by the president pro tempore, a senator appointed by the minority leader, a representative appointed by the Speaker of the House, a representative appointed by the Minority Leader of the House, the mayor of a city of the first class, the county executive of a county of the second class, one member of country government appointed by the governor from a specified list for each county grouping, or a respective designee. Provides for administration of council, to set guidelines for organization, quorum and meeting requirements. Provides a term limit of any member of the council shall include three years and reappointments for no more than two consecutive terms. Provides the duties of the council include developing a unified set of housing-related goals and priorities, working in collaboration with executive departments or agencies, developing and updating a state plan at least once every five years, creating and maintaining a consolidated inventory

and resource guide, implementing national best practices research, conducting research or collecting data relating to the needs, demands and conditions of affordable and workforce housing, ensuring Pennsylvania's comprehensive housing strategy is developed with the needs of the diverse communities of the state, serving as a coordinating resource, working in collaboration with executive departments or agencies and providing regular updates to the governor, the executive departments or agencies and the General Assembly. Requires that the council inform the governor and the General Assembly and post relevant information about its work. Effective in 60 days.

Bill History: 02-16-23 Introduced and referred to committee on Senate Urban Affairs and Housing
