

# OUR TRACK RECORD OF SUCCESS

## Bills Signed Into Law



Housing Alliance  
of Pennsylvania

## Increasing Affordable Housing Resources and Opportunities

### December 14, 1992 • Act 137

Enabled counties to create funds for affordable housing by increasing fees charged for the recording of deeds and mortgages. Since 2005, the County Optional Housing Trust Fund created new affordable housing resources in at least 60 counties. Between 1992 and 2005, \$129 million was generated to make possible safe, decent, and affordable homes for more Pennsylvanians.

### July 8, 2008 • Acts 56-60

Addressed the problem of predatory lending. The Acts require the licensing of mortgage originators, make more loans subject to protections, and increase the Banking Department's enforcement powers.

Protected manufactured home community residents by requiring 30-day notice that the owner is closing the community and 180 days for residents to move. It also requires that residents are offered the option of purchasing the community and provides for relocation expenses.

Made available funding for housing needs in Marcellus Shale impacted counties. It designated a portion of the Marcellus Shale Impact Fees for PHARE, the state housing trust fund. Between 2012 and 2014, over \$39 million was dedicated to assist 4,000 households and develop 2,786 new homes in 37 counties.

### November 23, 2010 • Act 105

Established Pennsylvania's first state housing trust fund, PHARE (the Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund). It provided the mechanism for funds to be used to assist with the creation, rehabilitation, and support of affordable housing throughout the Commonwealth. Since then, \$51 million dollars have been distributed to a variety of programs that make affordable housing a reality for more Pennsylvanians.

### October 24, 2012 • Act 156

Made it no longer possible to penalize residents, tenants, and landlords for summoning emergency or police assistance. Act 200 put a stop to nuisance ordinances that required eviction of residents who make repeated calls for police or emergency aid. This law is especially critical to victims of abuse and crime.

### October 31, 2014 • Act 200

### November 4, 2015 • Act 58

Made available up to \$25 million per year for affordable housing projects by dedicating a portion of revenues from Realty Transfer Tax (RTT) to the PHARE (state housing trust fund.) This act made available funding through PHARE to all 67 counties of the Commonwealth.

## Creating Tools and Resources to Tackle Blight

Reduced the likelihood that a vacant or abandoned property would become blighted. Amending the Municipal Claims and Tax Lien Law (MCTLL), it eliminated the redemption period for vacant properties sold at tax sale, and reduced the redemption period for occupied properties from one year to 9 months.

### July 15, 2004 • Act 83

Made it easier to address blight at the local level. They allow one petition to be filed for multiple properties headed for tax sale, thereby reducing burden and cost.

### November 29, 2004 • Acts 161 and 163

Made the process of returning property to productive use easier and quicker. The Acts set up a process to remove tax liens from all taxing bodies for a property donated to one of the taxing bodies.

### February 21, 2006 • Acts 12 and 18

Created a new option to bring a blighted property back into productive reuse. The Blighted and Abandoned Property Conservatorship Act made possible conservatorship – the appointment of a responsible third party to take possession and control of a property.

### November 26, 2008 • Act 135

Providing new powers of property maintenance enforcement to municipalities. The Neighborhood Blight Reclamation and Revitalization Act allows municipalities to deny permits and licenses to property owners who have properties with a judgment of serious code violations or that are significantly tax delinquent.

### October 27, 2010 • Act 90

Allowed communities to create land banks – public entities with special powers to turn vacant, abandoned, and tax delinquent spaces into vibrant spaces. Since then, 15 land banks have been created in Pennsylvania.

### October 24, 2012 • Act 153

Amended the Conservatorship Law (Act 135 of 2008) to incorporate several changes proposed by practitioners who have worked on conservatorship cases over the last five years. The bill speeds up the process in less complicated cases, brings most vacant lots within its reach, and ensures that a successful petitioner is reimbursed all costs.

### October 22, 2014 • Act 157

### November 4, 2016 Act 152

Made possible a new local revenue source to combat blight. It allows the county governing body to raise up to a \$15 fee for deed and mortgage recording fees to be used for demolition of blighted property in the county.

The Housing Alliance of Pennsylvania is a statewide coalition working to provide leadership and a common voice for policies, practices, and resources to ensure that all Pennsylvanians, especially those with low incomes, have access to safe, decent and affordable homes.

[housingalliancepa.org](http://housingalliancepa.org)