



Housing Alliance
of Pennsylvania

Legislative Summary

HB 1896, Session 2021-2022 Allowing Court Appointed Private Selling Officers (PSO) to Conduct Foreclosure Sales

Sponsors

Representative Todd
Polinchock (R,144)

Summary

HB 1896 will allow for court appointed Private Selling Officers (PSO) to conduct the sale of foreclosed property online, in person or both. The legislation also provides statutory authority for sheriff's departments to conduct online foreclosure sales.

Geographic Applicability

Statewide

Bill Requirements and/or Changes from an Existing Law

This legislation amends Title 68 (Real and Personal Property), adding a subchapter to establish a process for the appointment of Private Selling Officers (PSO) to conduct sales of foreclosed properties either in person or online. HB 1869 also adds a subchapter to Title 68 to provide statutory authority for county sheriff departments to conduct online foreclosure sales.

The legislation provides creditors of mortgaged foreclosed real estate the option to file a praecipe with the court for an order authorizing a specified private selling officer to conduct a sale on a property either in person, online, or both.

The private selling officer must be both a licensed real estate agent, broker, or brokerage, and an auctioneer. Commissions would be limited to \$500 plus expenses incurred.

The legislation makes no changes to the foreclosure process until the point of proceeding with a sale.

Companion Bill?

No

Latest Action on Bill

Referred to House Urban Affairs Committee on September 22, 2021.

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Housing Alliance Position

Support