

## Previously Enacted Blight Legislation:

- [Act 48 of 2024](#) This Act allows a tax claim bureau conducting a sale of property or a sheriff in a mortgage foreclosure to collect a fee set by ordinance of no greater than \$250 from the buyer as condition of conveying title to the property. Fees generated shall be used exclusively for the demolition or rehabilitation of blighted property located in the county.
- [Act 58 of 2022](#) This Act creates the Affordable Housing Unit Tax Exemption Act authorizing local taxing authorities to provide for tax exemptions for improvements to deteriorated areas and dwellings to create new and improve existing affordable housing units.
- [Act 126 of 2022](#) This Act amends the Abandoned and Blighted Property Conservatorship Act adding land banks as an entity authorized to act as a conservator.
- [Act 149 of 2022](#) This Act amends the Recorder of Deeds Fee Law making permanent the option for a county to collect a \$15 fee each deed and mortgage recorded for a dedicated demolition program.
- [Act 33 of 2021](#) This Act amends the Real Estate Tax Sale Law Act requiring bidders to appear and register for a tax sale 10 days before bidding on properties.
- [Act 58 of 2020](#) This Act amends the Urban Redevelopment Law authorizing municipalities, as any size to establish redevelopment authorities.
- [Act 79 of 2019](#) This Act amends Section 1991 of Title 1 (General Provisions) establishing a specific and universal definition of blight for the Commonwealth.
- [Act 33 of 2018](#) This Act amends the Title 68 (Real and Personal Property) granting and expanding the rights of a redevelopment authority to act as a land bank in their given county or municipality.
- [Act 34 of 2018](#) This Act amends Title 42 (Judiciary and Judicial Procedure) reducing the property acquisition time from 21 year to 10 under adverse possession for a person with a long-standing relationship to the property that satisfies all requirements of adverse possession.
- [Act 38 of 2018](#) This Act amends the Real Estate Tax Sale Law clarifying ownership of tax delinquent properties being sold through the Real Estate Tax Law. The ownership responsibilities remain with the owner of record until the property is sold and the deed is transferred to the new owner.
- [Act 133 of 2016](#) This Act amends the Municipal Codes and Ordinance Compliance Act reducing the timeframe in which an owner must bring a property into compliance from 18 to 12 months of purchasing a property with known code violations.
- [Act 152 of 2016](#) This Act amends the Recorder of Deeds Fee Law providing counties with the option to adopt an ordinance or resolution to collect a maximum fee of \$15 for each deed and mortgage recorded to be exclusively used for the demolition of blighted property.
- [Act 34 of 2015](#) This Act provides that an offense is committed if an individual is convicted of a second or subsequent serious violation of the same provision of a municipal housing code for the same property.
- [Act 153 of 2012](#) This Act amends Title 68 (Real and Personal Property) granting municipalities the ability to create a land bank.
- [Act 90 of 2010](#) This Act amends Title 42 (Judiciary and Judicial Procedure) and Title 53 (Municipalities Generally). Known as the Neighborhood Blight Reclamation and Revitalization Act, it provides a number of blight tools and incentives to leverage

code compliance including permit denial, criminal misdemeanor sanctions, and asset attachment.

[Act 135 of 2008](#)

This Act creates the Abandoned and Blighted Property Conservatorship Act allowing local governments and other entities to petition the court of common pleas to become a conservator of blighted property.