

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 123 Session of 2023

INTRODUCED BY CIRESI, SAPPEY, SCHLOSSBERG, SANCHEZ, MADDEN, BURGOS, NEILSON, HOWARD, FREEMAN AND TAKAC, MARCH 7, 2023

AS AMENDED ON SECOND CONSIDERATION, HOUSE OF REPRESENTATIVES, OCTOBER 2, 2023

AN ACT

1 Amending the act of July 31, 1968 (P.L.805, No.247), entitled
2 "An act to empower cities of the second class A, and third
3 class, boroughs, incorporated towns, townships of the first
4 and second classes including those within a county of the
5 second class and counties of the second through eighth
6 classes, individually or jointly, to plan their development
7 and to govern the same by zoning, subdivision and land
8 development ordinances, planned residential development and
9 other ordinances, by official maps, by the reservation of
10 certain land for future public purpose and by the acquisition
11 of such land; to promote the conservation of energy through
12 the use of planning practices and to promote the effective
13 utilization of renewable energy sources; providing for the
14 establishment of planning commissions, planning departments,
15 planning committees and zoning hearing boards, authorizing
16 them to charge fees, make inspections and hold public
17 hearings; providing for mediation; providing for transferable
18 development rights; providing for appropriations, appeals to
19 courts and penalties for violations; and repealing acts and
20 parts of acts," in subdivision and land development,
21 providing for signage on subdivision or land development.

22 The General Assembly of the Commonwealth of Pennsylvania
23 hereby enacts as follows:

24 Section 1. The act of July 31, 1968 (P.L.805, No.247), known
25 as the Pennsylvania Municipalities Planning Code, is amended by
26 adding a section to read:

27 Section 508.2. Signage on Subdivision or Land Development.--

1 ~~(a) Upon the filing of an application for approval of a plat by <--~~
2 ~~the municipality, the subdivider or developer shall post signage~~
3 ~~of a minimum of three square feet in surface area.~~

4 ~~(b) The developer shall ensure that:~~

5 ~~(1) The signage is conspicuously posted at visible~~
6 ~~access points on each subdivision or land development.~~

7 ~~(2) The signage includes a description of the posted~~
8 ~~project and the entity where the application was filed.~~

9 ~~(3) The signage remains posted until after approval,~~
10 ~~disapproval or withdrawal of the application. (A) NO LATER <--~~

11 ~~THAN SEVEN DAYS AFTER THE FIRST OFFICIAL SUBMISSION OF A~~
12 ~~SUBDIVISION OR LAND DEVELOPMENT APPLICATION, AND AS A~~
13 ~~CRITERION OF APPROVAL, THE SUBDIVIDER OR DEVELOPER SHALL POST~~
14 ~~SIGNAGE OF A MINIMUM OF NINE SQUARE FEET IN SURFACE AREA.~~

15 ~~(B) THE DEVELOPER SHALL ENSURE THAT:~~

16 ~~(1) THE SIGNAGE IS CONSPICUOUSLY POSTED VISIBLY ALONG~~
17 ~~THE EXTERNAL ROAD FRONTAGE ON EACH SUBDIVISION OR LAND~~
18 ~~DEVELOPMENT.~~

19 ~~(2) THE SIGNAGE INCLUDES A DESCRIPTION OF THE POSTED~~
20 ~~PROJECT AND THE ENTITY WHERE THE APPLICATION WAS FILED.~~

21 ~~(3) THE SIGNAGE TYPE IS OF A SUFFICIENT SIZE AND FONT TO~~
22 ~~READ FROM A MINIMUM VIEWING DISTANCE OF 50 FEET. A SUMMARY~~
23 ~~TITLE OF THE PROPOSED DEVELOPMENT MUST HAVE A MINIMUM OF~~
24 ~~FOUR-INCH LETTERING.~~

25 ~~(4) THE SIGNAGE IS INSTALLED OUTSIDE OF THE LIMITS OF~~
26 ~~PUBLIC RIGHT-OF-WAY AND IN ACCORDANCE WITH ALL APPLICABLE~~
27 ~~FEDERAL AND STATE REQUIREMENTS.~~

28 ~~(5) THE SIGNAGE REMAINS POSTED UNTIL AFTER APPROVAL,~~
29 ~~DISAPPROVAL OR WITHDRAWAL OF THE APPLICATION.~~

30 ~~(C) THIS SECTION SHALL NOT APPLY TO THE FOLLOWING:~~

1 (1) THE IMPROVEMENT OF ONE LOT OR TWO CONTIGUOUS LOTS
2 FOR A PURPOSE INVOLVING NO MORE THAN TWO SINGLE-FAMILY
3 DETACHED DWELLINGS.

4 (2) THE SUBDIVISION OF A SINGLE RESIDENTIAL LOT INTO NO
5 MORE THAN TWO RESULTING LOTS FOR THE PURPOSE OF NO MORE THAN
6 TWO SINGLE-FAMILY DETACHED DWELLINGS.

7 Section 2. This act shall take effect in 60 days.