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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 1555 Session of  
2015

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INTRODUCED BY TRUITT, DUSH, COHEN, MURT AND WATSON,  
SEPTEMBER 29, 2015

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REFERRED TO COMMITTEE ON LOCAL GOVERNMENT, SEPTEMBER 29, 2015

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AN ACT

1 Amending the act of July 31, 1968 (P.L.805, No.247), entitled,  
2 as amended, "An act to empower cities of the second class A,  
3 and third class, boroughs, incorporated towns, townships of  
4 the first and second classes including those within a county  
5 of the 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, further  
21 providing for approval of plats.

22 The General Assembly of the Commonwealth of Pennsylvania

23 hereby enacts as follows:

24 Section 1. Section 508 introductory paragraph of the act of  
25 July 31, 1968 (P.L.805, No.247), known as the Pennsylvania  
26 Municipalities Planning Code, reenacted and amended December 21,  
27 1988 (P.L.1329, No.170) and amended June 22, 2000 (P.L.495,

1 No.68), is amended and the section is amended by adding a  
2 paragraph to read:

3 Section 508. Approval of Plats.--All applications for  
4 approval of a plat (other than those governed by Article VII),  
5 whether preliminary or final, shall be acted upon by the  
6 governing body or the planning agency within such time limits as  
7 may be fixed in the subdivision and land development ordinance  
8 but the governing body or the planning agency shall render its  
9 decision and communicate it to the applicant not later than 90  
10 days following the date of the regular meeting of the governing  
11 body or the planning agency (whichever first reviews the  
12 application) next following the date the application is filed or  
13 after a final order of court remanding an application, provided  
14 that should the said next regular meeting occur more than 30  
15 days following the filing of the application or the final order  
16 of the court, the said 90-day period shall be measured from the  
17 30th day following the day the application has been filed. The  
18 following shall apply:

19 \* \* \*

20 (8) No plat may be finally approved unless the plat  
21 contains a notice from the design consultant stating that:

22 (i) the design consultant has been properly  
23 compensated for the creation of the development plan; and

24 (ii) the provisions of the development plan have  
25 been released for use by the municipality and any  
26 applicable regulatory agency.

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