
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 961 Session of
2023

INTRODUCED BY SOLOMON, MERSKI, SIEGEL, FREEMAN, HOHENSTEIN,
BURGOS, MADDEN, PROBST, SANCHEZ, HILL-EVANS, KENYATTA,
SCHLOSSBERG, CIRESI, BENHAM, GALLAGHER, PARKER, CEPEDA-
FREYTIZ, FIEDLER, STURLA, HARKINS AND FLEMING, APRIL 24, 2023

REFERRED TO COMMITTEE ON LOCAL GOVERNMENT, APRIL 24, 2023

AN ACT

1 Amending Title 68 (Real and Personal Property) of the
2 Pennsylvania Consolidated Statutes, in preliminary
3 provisions, providing for county property contact information
4 list; imposing duties on recorders of deeds; and providing
5 for penalties.

6 The General Assembly of the Commonwealth of Pennsylvania
7 hereby enacts as follows:

8 Section 1. Title 68 of the Pennsylvania Consolidated
9 Statutes is amended by adding a chapter to read:

10 CHAPTER 25

11 COUNTY PROPERTY CONTACT INFORMATION LIST

12 Sec.

13 2501. Definitions.

14 2502. Establishment.

15 2503. Requirement.

16 2504. Contact information.

17 2505. Access to information on list.

18 2506. Fees.

1 2507. Penalties.

2 § 2501. Definitions.

3 The following words and phrases when used in this chapter
4 shall have the meanings given to them in this section unless the
5 context clearly indicates otherwise:

6 "List." A property contact list established and maintained
7 by a recorder under section 2502 (relating to establishment).

8 "Recorder." A county recorder of deeds or a county official
9 responsible for recording documents in a county without a
10 recorder of deeds.

11 § 2502. Establishment.

12 A recorder shall establish and maintain a list for the real
13 properties located within the county.

14 § 2503. Requirement.

15 Contact information for a real property shall be added to the
16 list under the following circumstances:

17 (1) when a deed for real property is recorded, the
18 recorder shall collect contact information and add the
19 information to the list;

20 (2) when a real property owner voluntarily submits the
21 information to the recorder, the recorder shall add the
22 information to the list; or

23 (3) when the owner of a real property is cited for a
24 violation of a municipal ordinance or code, the municipality
25 shall collect the contact information for the real property
26 and relay the contact information to the recorder who shall
27 add the contact information to the list.

28 § 2504. Contact information.

29 (a) Contact information.--The following contact information
30 shall be provided to the recorder when required or permitted:

1 (1) If the buyer or owner of a property is an
2 individual, the individual's name, residential address,
3 telephone number and email address.

4 (2) If the buyer or owner of a property is a business,
5 the business's name, business address and telephone number
6 and email address of one owner or employee of the business.
7 The owner or business shall provide the contact information
8 of an individual, representative or employee who has the
9 authority and ability to repair, maintain or otherwise remedy
10 a problem or municipal code violation for the property,
11 including the individual, representative or employee's name,
12 address, telephone number and email address to the recorder.

13 (3) If the buyer or owner of a property is a limited
14 liability company, the name of the company, company address
15 and telephone number and email address of one member or
16 manager with ownership interest or right in the limited
17 liability company. The owner or limited liability company
18 shall provide the contact information of an individual,
19 representative or employee who has the authority and ability
20 to repair, maintain or otherwise remedy a problem or
21 municipal code violation for the property, including the
22 individual, representative or employee's name, address,
23 telephone number and email address to the recorder.

24 (b) Changes.--If the contact information collected under
25 subsection (a) changes, the owner of the property or the owner's
26 representative shall notify the recorder with current
27 information within 30 days. If the owner fails to notify the
28 recorder of changes, the owner may be subject to penalties under
29 section 2507 (relating to penalties).
30 § 2505. Access to information on list.

1 A municipality or individual may request contact information
2 for a real property from the recorder. The recorder shall share
3 the information with the requester if the municipality or
4 individual demonstrates a reasonable need and use for the
5 contact information, which shall include a discussion with the
6 real property owner regarding real property maintenance and
7 upkeep. The request must include an affirmation that the
8 requested information will not be used for commercial purposes
9 or purposes other than those made in the request.

10 § 2506. Fees.

11 A recorder may assess and collect a fee of up to \$20 per
12 request for the contact information for a real property.

13 § 2507. Penalties.

14 (a) General rule.--A county may levy a fine of up to \$1,000
15 against an individual, business or limited liability company
16 that intentionally or knowingly provides false or incorrect
17 contact information or intentionally or knowingly fails to
18 update contact information with the recorder as required by this
19 chapter.

20 (b) Commercial purposes.--A county may levy a fine of up to
21 \$10,000 against a person or entity who uses the requested
22 contact information for commercial purposes or purposes other
23 than those made in the initial request for contact information
24 to the recorder.

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