



SENATE OF PENNSYLVANIA BILL SUMMARY

Senate Bill 687 Printer's No. 673

Prime Sponsor: Senator Browne
Committee: Urban Affairs and Housing

SYNOPSIS:

An Act amending Title 68 (Real and Personal Property) of the Pennsylvania Consolidated Statutes, in general provisions for planned communities, further providing for applicability of local ordinances, regulations and building codes.

SUMMARY:

Senate Bill 687 amends the Uniform Planned Community Act (UPC) in order to fix an unintended conflict between the UPC and the Municipalities Planning Code (MPC) which provide for the regulation of planned communities in Pennsylvania. The purpose of this legislation is to state that the creation of a planned community form of ownership on a property does not constitute a subdivision or land development.

Senate Bill 687 also clarifies the creation of planned communities out of existing land or facilities and would not require municipal approval unless and until new structures or buildings are constructed within the association or community.

In addition, this legislation will eliminate the unnecessary conflict of legal statutes, protecting those interests historically granted to municipalities, while ensuring the viability of residential and commercial associations and communities throughout the Commonwealth.

Effective Date: 60 Days after passage.

BILL HISTORY:

Was formerly Senate Bill 1508 of 2014

Prepared by: Ribic 4/20/2015