



## SENATE OF PENNSYLVANIA BILL SUMMARY

### Senate Bill 688 Printer's No. 674

Prime Sponsor: Senator Browne  
Committee: Urban Affairs and Housing

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#### **SYNOPSIS:**

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

#### **SUMMARY:**

Senate Bill 688 amends the Uniform Condominium Act (UC) in order to fix an unintended conflict between the UC and the Municipalities Planning Code (MPC) which provides for the regulation of condominium associations in Pennsylvania. The purpose of this legislation is to state that the creation of a condominium form of ownership on a property does not constitute a subdivision or land development.

Senate Bill 688 also clarifies the creation of condominium associations 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 1509 of 2014

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