



Senate Finance Committee

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BILL SUMMARY

SENATE BILL 777, PN 874 (BROWNE)

Summary:

This legislation amends Title 53, The Municipal Claim and Tax Lien Law, to help School Districts, Cities, Townships and Boroughs more efficiently collect delinquent real estate taxes and municipal fees. The legislation will refine and improve the process by which municipalities hire third party collection firms, improve the public information requirements of the statute and clarify ambiguities in the present law.

Specifically, this legislation:

- Clarifies the definition of “delinquent”.
- Includes garbage fees, recycling fee, landlord licensing fees and inspection fees to the Municipal Claim and Tax Lien Law.
- Adds title insurance costs to the “charges, expenses, and fees” in the Municipal Claim and Tax Lien Law.
- Municipal claims cases may be tried in front of a jury or judge, not strictly a jury trial.
- Brings the Municipal Claim and Tax Lien Law into compliance with the Pennsylvania Rules of Civil Procedure with respect to service.
- Clarifies the requirement of Act 18 of 2006 that municipalities that use Municipal Claim and Tax Lien Law to collect delinquent taxes and fees must maintain a public record on all properties which taxes are levied.
- Defines a third party collector’s responsibility for public access to tax information and requires third party collectors to promptly provide tax certifications.
- Clarifies a municipality’s ability to use third party collection firms to use the Municipal Claim and Tax Lien Law to collect delinquent taxes.

Prior legislation:

None.