



# SENATE URBAN AFFAIRS & HOUSING COMMITTEE

SENATOR DAVID G. ARGALL, CHAIRMAN

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## Bill Summary

Bill Number: House Bill 1122, P.N. 1831

Prime Sponsor: Representative Gingrich

### Synopsis

An Act amending Title 68 (Real and Personal Property) of the Pennsylvania Consolidated Statutes, in creation, alteration and termination of condominiums, further providing for contents of declaration and flexible condominiums and for amendment of declaration; and, in creation, alteration and termination of planned communities, further providing for contents of declaration for flexible planned communities and for amendment of declaration.

### Bill Summary

House Bill 1122 replaces the 7-year timeframe on withdrawal or conversion of real estate within flexible planned communities with either a 10-year limitation (for projects that do not have a phasing plan) or a limitation based on the approved phasing that is submitted by the developer to the municipality.

The current Uniform Planned Communities Act, established in 1996, allows a 7-year window for builders and developers who initially declare their intent to convert or withdrawal real estate slated for a planned community. After the expiration of that 7-year window, regardless of the project's status, the developer must turn over any undeveloped land, as well as any amenities (e.g. roads and streets, community greenspace, etc.) to the newly formed homeowner association.

In instances where the builder of a planned community has an approved phasing plan by the municipality, the duration of the phasing plan would serve as the time limit for conversion or withdrawal.

### Additional Information

HB 1122 is companion legislation to SB 859 (Argall), which unanimously passed the Senate on June 3, 2013.