

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 858 Session of
2025

INTRODUCED BY SOLOMON, MERSKI, SIEGEL, HILL-EVANS, DONAHUE,
KHAN, GIRAL, PROBST, SANCHEZ, NEILSON, STEELE, SCHLOSSBERG,
CEPEDA-FREYTIZ, CIRESI AND GREEN, MARCH 11, 2025

AS AMENDED ON SECOND CONSIDERATION, HOUSE OF REPRESENTATIVES,
JUNE 2, 2025

AN ACT

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

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

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

9 CHAPTER 25

10 COUNTY PROPERTY CONTACT INFORMATION LIST

11 Sec.

12 2501. Definitions.

13 2502. Establishment.

14 2503. Requirement.

15 2504. EXEMPTION.

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16 ~~2504~~ 2505. Contact information.

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17 ~~2505~~ 2506. Access to information on list.

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18 ~~2506~~ 2507. Penalties.

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1 ~~2507~~ 2508. Confidentiality.

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 "Business." An association as defined in 15 Pa.C.S. § 102
7 (relating to definitions), not including a limited liability
8 company.

9 "Chief assessor." Any of the following:

10 (1) In a county of the first class, the chief assessment
11 officer, or any successor officer, appointed to direct the
12 office of property assessment or make and supervise the
13 making of all assessments and valuations of all subjects of
14 real property taxation in any successor office.

15 (2) In a county of the second class, the chief
16 assessment officer, or any successor officer, appointed to
17 direct the office of property assessments or make and
18 supervise the making of all assessments and valuations of all
19 subjects of real property taxation in any successor office.

20 (3) In a county of the second class A, third, fourth,
21 fifth, sixth, seventh or eighth class, or home rule county
22 formerly of any of those classifications, the individual
23 appointed by the board of county commissioners, or the body
24 or individual exercising the equivalent authority in a home
25 rule county, with the advice of the board of assessment
26 appeals, in accordance with 53 Pa.C.S. § 8831 (relating to
27 chief assessor).

28 "Limited liability company." As defined in 15 Pa.C.S. § 102.

29 "List." A property contact list established and maintained
30 by a chief assessor under section 2502 (relating to

1 establishment).

2 "OWNER-OCCUPANT REAL PROPERTY." A REAL PROPERTY THAT IS <--
3 OWNED AND OCCUPIED BY AN INDIVIDUAL AS THE INDIVIDUAL'S
4 PRINCIPAL RESIDENCE AND DOMICILE.

5 "REAL PROPERTY OWNER." INCLUDES A CORPORATION, PARTNERSHIP,
6 LIMITED LIABILITY COMPANY, BUSINESS TRUST, OTHER ASSOCIATION,
7 ESTATE, TRUST, FOUNDATION OR INDIVIDUAL.

8 § 2502. Establishment.

9 A chief assessor shall establish and maintain a list for the
10 real properties located within the county.

11 § 2503. Requirement.

12 Contact information for a real property shall be added to the
13 list under the following circumstances AS FOLLOWS: <--

14 (1) if a real property owner voluntarily submits the <--
15 information to the chief assessor, the chief assessor shall
16 add the information to the list; or WITHIN 30 DAYS OF <--
17 PURCHASE OF A REAL PROPERTY WITHIN THE COUNTY, A REAL
18 PROPERTY OWNER SHALL SUBMIT CONTACT INFORMATION TO THE CHIEF
19 ASSESSOR IN THE MANNER AND FORM PRESCRIBED BY THE CHIEF
20 ASSESSOR WHO SHALL ADD THE CONTACT INFORMATION TO THE LIST;
21 OR

22 (2) if a real property owner is cited for a violation of
23 a municipal ordinance or code, the municipality shall collect
24 the contact information for the real property and relay the
25 contact information to the chief assessor who shall add the
26 contact information to the list.

27 § 2504. EXEMPTION. <--

28 THIS CHAPTER SHALL NOT APPLY TO AN OWNER-OCCUPANT REAL
29 PROPERTY.

30 ~~§ 2504~~ 2505. Contact information. <--

1 (a) Contact information.--The following contact information
2 shall be provided to the chief assessor when required or
3 permitted:

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

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

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

28 (b) Changes.--If the contact information collected under
29 subsection (a) changes, the real property owner or the owner's
30 representative shall notify the chief assessor with current

1 information within 30 days. If the owner fails to notify the
2 chief assessor of changes, the owner may be subject to penalties
3 under section ~~2506~~ 2507 (relating to penalties). <--

4 ~~§ 2505~~ 2506. Access to information on list. <--

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

14 ~~§ 2506~~ 2507. Penalties. <--

15 A county may levy a fine of up to \$500 against ~~an individual,~~ <--
16 ~~business or limited liability company~~ A REAL PROPERTY OWNER OR <--
17 THE OWNER'S REPRESENTATIVE that intentionally or knowingly
18 provides false or incorrect contact information or intentionally
19 or knowingly fails to update contact information with the chief
20 assessor as required by this chapter.

21 ~~§ 2507~~ 2508. Confidentiality. <--

22 A program participant under 23 Pa.C.S. § 6703 (relating to
23 address confidentiality program) may not be required to provide
24 their actual address or have it disclosed under this chapter.

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