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TO: Members of the Senate Urban Affairs and Housing Committee

SUBJECT: Position Paper – Senate Bill 859, P.N. 959 (Sen. Argall)

DATE: April 25, 2013

### **PBA SUPPORTS SENATE BILL 859**

#### ***Bill Summary***

Senate Bill 145 amends Title 68 (Real and Personal Property) to address the 7-year threshold to withdrawal or convert real estate in planned communities and condominiums. The bill would extend the 7-year window to a 10-year window for development projects without an approved phasing plan, or for projects with an approved phasing plan, to mirror the duration of the approved phasing plan.

#### **PBA Position**

**PBA supports Senate Bill 859 for the reasons listed below. We ask that you vote in support of the legislation.**

- **Removes arbitrary deadlines and allows developers to fully integrate planned communities.** Senate Bill 859 will allow developers to proceed with planned community projects in the timeframe that they feel is needed to fully complete the project. Phasing plans are approved by the host municipality, providing a check on the developer, and offer a realistic timeframe for the completion of such projects.
- **Relieves potential financial burdens on municipalities.** When developers meet the 7-year window and are forced to turn over amenities and undeveloped land to homeowners' associations, the diminished number of homeowners in incomplete communities are frequently unable to adequately care for associated amenities. Municipalities are often forced to plow roads, repair sewer lines, and address deteriorating infrastructure at their own expense. SB 859 would allow for a full complement of homeowners who can address their own needs and repairs appropriately.
- **Increases home and community values for homeowners.** Senate Bill 859 will allow developers an appropriate amount of time to complete planned communities before turning them over to homeowners. This will allow for fully established communities and strong infrastructure systems that will not only improve the value of existing homes, but strengthen the marketability of homes for resale.

If you have any questions, please contact me at 717-386-9941 or bsailhamer@pabuilders.org.