

Act 90 – Blight Abatement

On October 27th, 2010, the “Neighborhood Blight Reclamation and Revitalization Act”, known commonly as “Act 90” was signed into law. This law took effect on April 25th, 2011. It expands the powers that municipalities have to reduce blighted properties in their communities. Properties that are in “serious code violation”, as determined by local municipalities and zoning officers, can have the following legal actions taken against them. Also, buildings that are determined to be a “public nuisance” by local municipalities may have the same actions taken.

What Can Be Done:

Actions may be taken, if after 6 months from the date of an order to correct violations, there has been “no substantial step” to correct those violations.

- Liens can be placed against properties with code violations (as per older laws)
- Municipalities can take property owners to court, to seek judgments against an owner’s assets (new power)
- Municipalities may deny permits to owners of buildings that are in code violation (new power)
- Municipalities may deny permits to owners of buildings that are behind in taxes (new power)
- Municipalities may deny permits to owners of buildings that are behind in other municipal accounts (water, sewage, refuse collection, etc...) (new power)
- Municipalities may deny these permits until all existing violations are remedied (new power)
- Out-of-state property owners may be extradited back to Pennsylvania to be charged with property-related violations (new powers)
- Magisterial districts may establish “housing courts” (new power for judges) (additionally, judges are encouraged to attend training and education relating to new blight laws)

Links to Relevant Sites

Blight Quick Guide:

http://www.alleghenyplaces.com/allegenyportal/public/QuickGuide_NewToolsToAdressBlight&Abandonment.pdf

Neighborhood Blight Reclamation and Revitalization Act:

<http://www.utbf.com/land-zoning/2010/11/neighborhood-blight-reclamation-and-revitalization-act-%E2%80%93-act-90-of-2010-%E2%80%93-new-law-expands-enforcement-powers-for-pennsylvania-municipalities/>