



**SUSQUEHANNA COUNTY
COMMISSIONERS**

ORDINANCE 2026-01

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF SUSQUEHANNA COUNTY, PENNSYLVANIA, PURSUANT TO ACT 48 OF 2024, ESTABLISHING A COUNTY DEMOLITION AND REHABILITATION FUND AND IMPOSING A FEE TO BE COLLECTED BY THE SUSQUEHANNA COUNTY TAX CLAIM BUREAU FROM PURCHASERS AT SALES UNDER THE REAL ESTATE TAX SALE LAW AND BY THE SUSQUEHANNA COUNTY SHERIFF FROM JUDICIAL SALES IN MORTGAGE FORECLOSURE ACTIONS; DEFINING TERMS; AND PROVIDING FOR SEVERABILITY, REPEALER AND EFFECTIVE DATE.

WHEREAS, the Pennsylvania legislature amended the Real Estate Tax Sale Law, 72 P.S. § 5860.101 *et seq.*, by the enactment of 72 P.S. § 5860.631. entitled "County demolition and rehabilitation fund," effective September 6, 2024, authorizing the county to establish a county demolition and rehabilitation ordinance.

NOW THEREFORE BE IT HEREBY ORDAINED AND ENACTED by the Board of Commissioners of Susquehanna County, pursuant to its authority under Pennsylvania Act 48 of 2024, amending Section 631 of the Pennsylvania Real Estate Tax Sale Law, 72 P.S. § 5860.631, as follows:

Section 1: **SHORT TITLE:** The within Ordinance may be referred to herein and elsewhere as the "Demolition and Rehabilitation Fund Ordinance".

Section 2: **DEFINITIONS:** As used in this Ordinance, the following terms shall have the meanings set forth below:

"Tax sale" shall mean any upset tax sale, private sale, judicial sale or repository sale conducted by the Susquehanna County Tax Claim Bureau for delinquent real property taxes pursuant to the Pennsylvania Real Estate Tax Sale Law, 72 P.S. § 5860.101 *et seq.*, but shall *not* include any property that is sold for delinquent real property taxes to a non-profit entity, land bank or government entity or to a property acquired by the Pennsylvania Housing Finance Agency.

"Mortgage foreclosure sale" shall mean any sale of real property conducted by the Office of the Susquehanna County Sheriff in connection with a mortgage foreclosure action pursuant to the authority of Article XII of the Pennsylvania County Code, 16 P.S. § 1201 *et seq.* and the Pennsylvania Rules of Civil Procedure, 231 Pa. Code § 51 *et seq.*

Section 3: **ESTABLISHMENT OF THE SUSQUEHANNA COUNTY DEMOLITION AND REHABILITATION FUND:**

Effective as of February 11, 2026, a Susquehanna County Demolition and Rehabilitation Fund shall be established by the Susquehanna County Treasurer pursuant to Pennsylvania Act 48 of 2024.

Section 4: **DIRECTIVES:**

- a. Effective as of January 1, 2026, which is not less than ninety (90) days after the effective date of this Ordinance, the Susquehanna County Board of Commissioners authorizes and directs the Susquehanna County Tax Claim Bureau and the Office of the Susquehanna County Sheriff to collect a fee in the amount of two hundred fifty dollars (\$250.00) from each and every purchaser of real property from a tax sale or a mortgage foreclosure sale, respectively, in addition to the purchase price of the property and all other associated fees and costs. Each and every separate parcel of real estate sold at a tax sale or mortgage foreclosure sale shall be subject the purchaser's obligation to pay the said fee in the amount of two hundred fifty dollars (\$250.00).
- b. As soon as practicable after each tax sale or mortgage foreclosure sale, the Susquehanna County Tax Claim Bureau and the Office of the Susquehanna County Sheriff shall promptly deliver any and all funds collected pursuant to this Demolition and Rehabilitation Fund Ordinance to the Office of the Susquehanna County Treasurer for deposit into the Susquehanna County Demolition and Rehabilitation Fund.
- c. Susquehanna County may reserve up to five percent (5%) of the gross proceeds for administration and oversight.

Section 5: **ADMINISTRATION OF THE SUSQUEHANNA COUNTY DEMOLITION AND REHABILITATION FUND:**

- a. Any and all funds collected by the Susquehanna County Tax Claim Bureau and the Office of the Susquehanna County Sheriff pursuant to this Demolition and Rehabilitation Fund Ordinance shall be promptly deposited by the Susquehanna County Treasurer into a designated fund for the exclusive purposes of the Susquehanna County Demolition and Rehabilitation Fund.
- b. The methods of custody, divestiture, disbursement and application of any and all funds deposited into the Susquehanna County Demolition and Rehabilitation Fund shall be consistent with generally-accepted accounting principles (GAAP) and the laws of the Commonwealth of Pennsylvania.

c. Funds deposited and maintained in the Susquehanna County Demolition and Rehabilitation Fund shall be administered by the Susquehanna County Board of Commissioners, which, within its sole discretion, may use the funds for its own demolition and/or rehabilitation projects, or may award funds by application on a competitive basis to municipalities, school districts, redevelopment authorities and/or other non-profit entities for demolition and/or rehabilitation of blighted properties located within Susquehanna County, Pennsylvania.

d. Additionally, the Susquehanna County Board of Commissioners may act in its sole discretion to approve the use of funds deposited and maintained in the Susquehanna County Demolition and Rehabilitation Fund by a non-profit or for-profit corporation that has a contract with the County of Susquehanna or with any taxing district, redevelopment authority, land bank or other government entity, for demolition and/or rehabilitation of blighted properties located within Susquehanna County, Pennsylvania.

Section 6: **FORM AND METHOD OF NOTICE TO AFFECTED AGENCIES:**

Notice that the Susquehanna County Board of Commissioners has established a Demolition and Rehabilitation Fund, and that the fee imposed herein shall be collected and deposited as provided by Section 4, above, shall be transmitted to each of the offices of the Susquehanna County Tax Claim Bureau, Susquehanna County Sheriff, Susquehanna County Treasurer and Susquehanna County Prothonotary by transmitting a true, correct and accurate copy of the within Demolition and Rehabilitation Fund Ordinance to the department head of each said office via U.S. Mail, electronic mail and/or hand-delivery within two (2) working days of its enactment.

Section 7: **SEVERABILITY:** The provisions of this Ordinance shall be severable, and if any of the provisions hereof shall be held unconstitutional, void or otherwise unenforceable, some such shall not affect the validity of any of the remaining provisions of the within Ordinance.

Section 8: **REPEALER:** All ordinances or parts of ordinances conflicting with any of the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

Section 9: **EFFECTIVE DATE:** This Ordinance shall become effective as of January 14, 2026.

DULY ENACTED AND ORDAINED into Law this 14th day of January, 2026.

ATTEST:	SUSQUEHANNA COUNTY BOARD OF COMMISSIONERS:
Rebekah Hubbard, Chief Clerk	Alan M. Hall
	David Darrow
	Robert McNamara