



# Land Bank 101: A Quick Review of the PA Land Bank Law

---

**2019 PHFA HOUSING FORUM**

**MAY 8, 2019**

**CHRIS GULOTTA**

***THE GULOTTA GROUP, LLC***

# Land Bank Basics

---



***Pennsylvania's Land Bank Law*** authorized, for the first time, the establishment of public entities to:

***“Confront the problems caused by vacant, abandoned and tax-delinquent properties through the creation of new tools to enable municipalities to turn vacant, abandoned and tax-delinquent spaces into vibrant places.”***



# Land Bank Basics

---

## Purpose of *Pennsylvania Land Bank Law*:

Approved in 2012, the law:

- creates a framework for a single entity to take charge of addressing the problem of blighted properties
- can serve as a center of planning and program coordination to benefit other public agencies (Code Enforcement, Community Development, Law, Public Works, etc.) that have sometimes had to respond to this problem on a piecemeal basis in the past.

# Land Bank Basics

---



**Citation: 68 Pa. C.S. §§ 2101 et seq**



# Land Bank Basics

---

## How is a Land Bank Created?

- By a County or municipality with a population of more than 10,000, or a group of two or more smaller municipalities
- By ordinance
- As a result of a 2018 amendment to the law a jurisdiction that is eligible to establish a Redevelopment Authority (cities, counties, and boroughs with a population of 10,000 or more) may now designate a Redevelopment Authority to act as a land Bank.



# Land Bank Basics

Land Banks in Pennsylvania		
Allegheny County (multi-municipal)	Lancaster City	Pittsburgh
Dauphin County	Lancaster County	Pottstown
Erie City	Lebanon City	Schuylkill County
Erie County	Northeast (Luzerne County)	Westmoreland County
Harrisburg City	Northumberland County	Venango County
Lackawanna County	Philadelphia	Washington County
Sharon City	Lawrence County	



# Land Bank Basics

---

## A Land Bank Is:

- ❑ A locally created and controlled single-purpose entity to amass, inventory, manage and market vacant, blighted, abandoned and foreclosed properties.
- ❑ A public agency created to efficiently acquire, hold, manage, develop and return vacant and abandoned properties to productive use.

.



# Land Bank Basics

---

## Land Bank Special Powers Include the Ability to:

- Acquire, develop, and convey real estate.
- Clear title through expedited quiet title action.
- Recoup up to 50% of new tax revenue in first five years of property reuse.
- Extinguish liens.
- Qualify as sole bidder at judicial or free and clear sale, with proper notice



# Land Bank Basics



## Land Bank Property Acquisition

Donations	Gifts
Purchase from Private Individuals	Municipality
Tax Claim Bureau, Including Tax Sale Purchases	<b>Not eminent domain!</b>

# Land Bank Basics



## Land Bank Disposition Is:

- Reflective of the reuse of properties consistent with neighborhood plans, municipal comprehensive plans, etc.
- Thoughtful, considered, support for the market in which any single parcel sits.
- An opportunity for entrepreneurs, real estate experts, and business people to be engaged.
- A way to unlock the economic potential of our vacant, blighted, tax-delinquent properties.
- A public process.