

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 123 Session of 2023

INTRODUCED BY CIRESI, SAPPEY, SCHLOSSBERG, SANCHEZ, MADDEN, BURGOS, NEILSON, HOWARD AND FREEMAN, MARCH 7, 2023

AS REPORTED FROM COMMITTEE ON LOCAL GOVERNMENT, HOUSE OF REPRESENTATIVES, AS AMENDED, JUNE 14, 2023

AN ACT

1 Amending the act of July 31, 1968 (P.L.805, No.247), entitled
2 "An act to empower cities of the second class A, and third
3 class, boroughs, incorporated towns, townships of the first
4 and second classes including those within a county of the
5 second class and counties of the second through eighth
6 classes, individually or jointly, to plan their development
7 and to govern the same by zoning, subdivision and land
8 development ordinances, planned residential development and
9 other ordinances, by official maps, by the reservation of
10 certain land for future public purpose and by the acquisition
11 of such land; to promote the conservation of energy through
12 the use of planning practices and to promote the effective
13 utilization of renewable energy sources; providing for the
14 establishment of planning commissions, planning departments,
15 planning committees and zoning hearing boards, authorizing
16 them to charge fees, make inspections and hold public
17 hearings; providing for mediation; providing for transferable
18 development rights; providing for appropriations, appeals to
19 courts and penalties for violations; and repealing acts and
20 parts of acts," in subdivision and land development,
21 providing for signage on subdivision or land development.

22 The General Assembly of the Commonwealth of Pennsylvania
23 hereby enacts as follows:

24 Section 1. The act of July 31, 1968 (P.L.805, No.247), known
25 as the Pennsylvania Municipalities Planning Code, is amended by
26 adding a section to read:

27 Section 508.2. Signage on Subdivision or Land Development.--

1 ~~Upon final approval of a plat by the municipality, signage of a~~ <--
2 ~~minimum of three square feet in surface area shall be~~
3 ~~conspicuously posted on each subdivision or land development of~~
4 ~~any lot, tract or parcel of land included within the plat. The~~
5 ~~signage shall include the type of development and the expected~~
6 ~~construction schedule of the development and shall be removed~~
7 ~~within 90 days following completion of all construction~~
8 ~~activities on the site.~~ (A) UPON THE FILING OF AN APPLICATION <--
9 FOR APPROVAL OF A PLAT BY THE MUNICIPALITY, THE SUBDIVIDER OR
10 DEVELOPER SHALL POST SIGNAGE OF A MINIMUM OF THREE SQUARE FEET
11 IN SURFACE AREA.

12 (B) THE DEVELOPER SHALL ENSURE THAT:

13 (1) THE SIGNAGE IS CONSPICUOUSLY POSTED AT VISIBLE
14 ACCESS POINTS ON EACH SUBDIVISION OR LAND DEVELOPMENT.

15 (2) THE SIGNAGE INCLUDES A DESCRIPTION OF THE POSTED
16 PROJECT AND THE ENTITY WHERE THE APPLICATION WAS FILED.

17 (3) THE SIGNAGE REMAINS POSTED UNTIL AFTER APPROVAL,
18 DISAPPROVAL OR WITHDRAWAL OF THE APPLICATION.

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