

Land Banks

A Land Bank in Pennsylvania is defined as “a public body and a body corporate and politic” established under Chapter 21 of Title 68 (relating to Real and Personal Property). Land banks are one of the tools that municipalities may use to facilitate the return of vacant, abandoned and tax-delinquent properties to productive use. See 68 Pa.C.S. § 2102(5).

Land Banks are not Municipal Authorities or any other type of authority. Like authorities, land banks may be created by counties and municipalities (a city, a borough, a township and an incorporated town) with a population of more than 10,000; or by two or more municipalities with populations less than 10,000 that enter into an intergovernmental cooperation agreement to establish and maintain a land bank; or a combination of land bank jurisdictions and municipalities.

For more information, see Act 153 of 2012, approved October 24, 2012 (P.L. 287, No. 153), codified at 68 Pa.C.S. § 2101, et seq.

To form a land bank in Pennsylvania, the ordinance creating the land banks must be filed with the Department of State’s Bureau of Corporations and Charitable Organizations. There is no pre-printed form available for land bank filings and no docketing statement is required. However, the ordinance must contain the information required by 68 Pa.C.S. § 2104(a) and (c)(2). The ordinance should also specify the registered office address of the Land Bank. This address is either an actual street address or rural route box number (no post office box address is permitted) or a commercial registered office provider.

The ordinance must be accompanied by a filing fee of \$125.

November 2015