

## Changes to the PA Uniform Planned Communities Act and the Uniform Condominium Act.

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Governor Wolf recently signed into law House Bill No. 1340 of 2015 which amends both the Uniform Planned Communities Act and Uniform Condominium Act. The two statutes are complementary and have substantially similar provisions. The current bill makes the same changes to the relevant sections of each statute. The first amendment excludes the leasing of units from the term “uses to which any unit is restricted” and thereby excluding it from the unanimous approval requirement to amend the recorded declaration. The second amendment extends the time period from three (3) years to four (4) years for an association to take collection and/or enforcement action on an association lien; effectively extending association liens to four (4) years. These amendments will have a significant impact on the management of condominium and homeowners associations.

For additional information contact Steve Bovan