

## What is a Land Bank?

Pennsylvania's land bank enabling legislation of 2012 authorized, for the first time, the creation of public entities to organize and "confront the problems caused by vacant, abandoned, and tax-delinquent properties through the creation of new tools.."

### Advantages

- Convey real estate without a redevelopment agreement
- Acquire property listed for judicial tax sale through direct purchase
- File bulk quiet title petition, and obtain quiet title judgment within 120 days

### Tax Provisions

Collaboration between a land bank and taxing authorities (municipal and school district) supports redevelopment through:

- Discharged tax claims and liens
- Property held tax-free
- Up to 50% of taxes shared for five years after redevelopment

### Example Land Bank Powers

- Contract, invest, and borrow money
- Own, design, develop, construct, demolish, rehabilitate, lease, or otherwise dispose of real property
- Do not have the power of eminent domain

# A NEW PROCESS FOR PROPERTY DISPOSITION

## EXISTING CYCLE



Photo Credit: Philadelphia Land Bank

## MULTI-STEP PROCESS

- Land Bank Ordinance is established by the County Commissioners.
- Board of Directors, By-laws, Procedures, and Policies are established.
- Lancaster County Municipalities could become part of the county-wide Land Bank through Intergovernmental Cooperative Agreements.
- Land Bank Authority would provide aid to the municipality in obtaining blighted, abandoned, vacant, and tax delinquent properties to maintain and restore the properties for productive use.



Visit: [www.lchra.com](http://www.lchra.com)  
P: 717.394.0793

### CONTACT US

Matthew Sternberg, Executive Director

[msternberg@lchra.com](mailto:msternberg@lchra.com)

Justin Eby, Community Dev. Director

[jeby@lchra.com](mailto:jeby@lchra.com)