COUNTY OF CLARION OFFICE OF ASSESSMENT & REVISION OF TAXES

Caroline Griebel, Chief Assessor
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NOTICE OF ACT 29 OF 2026

RE: Public Notice- Act 29 of 2026

To Whom It May Concern,

This letter serves as notice regarding Act 29 of 2026, effective September 18, 2026. Under this new state law owners of non-owner-occupied properties must submit required contact information to the Clarion County Chief Assessor within 30 days of purchasing a covered property. According to the co-sponsorship memo, Act 29 was introduced to address ongoing challenges faced by counties and municipalities across Pennsylvania in managing blighted, neglected, and abandoned non-owner-occupied properties.

Enclosed you will find a copy of Act 29, as well as a sample of the form to be completed and submitted to the Assessment Office. **To help ensure compliance, we strongly recommend that the completion and submission of this required document be incorporated into your standard closing process for all nonowner-occupied properties.** Additional forms are available in the Assessment Office, or can be downloaded from the Clarion County Assessment Office website:

https://www.co.clarion.pa.us/government/departments/assessment

The Act permits fines of up to $500.00 for knowingly providing false or incorrect contact information or failing to update required details.

Completed forms may be mailed to the Assessment Office at the above address or emailed to

assessmentoffice@clarioncounty.gov

Thank you for your cooperation in helping property owners meet their obligations under Act 29. If we can be of further assistance, please feel free to contact the Assessment Office.

Sincerely,

Caroline L Griebel, CPE
Chief Assessor

Enclosures

REAL AND PERSONAL PROPERTY (68 PA.C.S.) - COUNTY PROPERTY CONTACT INFORMATION LIST, IMPOSING DUTIES ON CHIEF ASSESSOR AND PENALTIES

Act of Jul. 20, 2026, P.L. 413, No. 29 Cl. 68

Session of 2026
No. 2026-29

HB 858

AN ACT

Amending Title 68 (Real and Personal Property) of the Pennsylvania Consolidated Statutes, providing for county property contact information list; imposing duties on chief assessor; and providing for penalties.

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

Section 1. Title 68 of the Pennsylvania Consolidated Statutes is amended by adding a chapter to read:

CHAPTER 25
COUNTY PROPERTY CONTACT INFORMATION LIST

Sec.
2501. Definitions.
2502. Establishment.
2503. Requirement.
2504. Exemption.
2505. Contact information.
2506. Access to information on list.
2507. Penalties.
2508. Confidentiality.

§ 2501. Definitions.

The following words and phrases when used in this chapter shall have the meanings given to them in this section unless the context clearly indicates otherwise:

"Business." An association as defined in 15 Pa.C.S. § 102 (relating to definitions), not including a limited liability company.

"Chief assessor." Any of the following:

(1) In a county of the first class, the chief assessment officer, or any successor officer, appointed to direct the office of property assessment or make and supervise the making of all assessments and valuations of all subjects of real property taxation in any successor office.

(2) In a county of the second class, the chief assessment officer, or any successor officer, appointed to direct the office of property assessments or make and supervise the making of all assessments and valuations of all subjects of real property taxation in any successor office.

(3) In a county of the second class A, third, fourth, fifth, sixth, seventh or eighth class, or home rule county formerly of any of those classifications, the individual appointed by the board of county commissioners, or the body or individual exercising the equivalent authority in a home rule county, with the advice of the board of assessment appeals, in accordance with 53 Pa.C.S. § 8831 (relating to chief assessor).

"Limited liability company." As defined in 15 Pa.C.S. § 102.

"List." A property contact list established and maintained by a chief assessor under section 2502 (relating to establishment).

"Owner-occupant real property." A real property that is owned and occupied by an individual as the individual's principal residence and domicile.

"Real property owner." Includes a corporation, partnership, limited liability company, business trust, other association, estate, trust, foundation or individual.

§ 2502. Establishment.

A chief assessor shall establish and maintain a list for the real properties located within the county.

§ 2503. Requirement.

Contact information for a real property shall be added to the list as follows:

(1) within 30 days of purchase of a real property within the county, a real property owner shall submit contact information to the chief assessor in the manner and form prescribed by the chief assessor who shall add the contact information to the list; or

(2) if a real property owner is cited for a violation of a municipal ordinance or code, the municipality shall collect the contact information for the real property and relay the contact information to the chief assessor who shall add the contact information to the list.

§ 2504. Exemption.

This chapter shall not apply to an owner-occupant real property.

§ 2505. Contact information.

(a) Contact information.--The following contact information shall be provided to the chief assessor when required or permitted:

(1) If the buyer or owner of a real property is an individual, the individual's name, residential address, telephone number and email address.

(2) If the buyer or owner of a real property is a business, the business's name, business address and telephone number and email address of one owner or employee of the business. The owner or business shall provide the contact information of an individual, representative or employee who has the authority and ability to repair, maintain or otherwise remedy a problem or municipal code violation for the real property, including the individual, representative or employee's name, address, telephone number and email address to the chief assessor.

(3) If the buyer or owner of a real property is a limited liability company, the name of the company, company address and telephone number and email address of one member or manager with ownership interest or right in the limited liability company. The owner or limited liability company shall provide the contact information of an individual, representative or employee who has the authority and ability to repair, maintain or otherwise remedy a problem or municipal code violation for the real property, including the individual, representative or employee's name, address, telephone number and email address to the chief assessor.

(b) Changes.--If the contact information collected under subsection (a) changes, the real property owner or the owner's representative shall notify the chief assessor with current information within 30 days. If the owner fails to notify the chief assessor of changes, the owner may be subject to penalties under section 2507 (relating to penalties).

§ 2506. Access to information on list.

A municipality may request contact information for a real property from the chief assessor. The chief assessor shall share the information with the requester if the municipality demonstrates a reasonable need and use for the contact information, which shall include a discussion with the real property owner regarding real property maintenance and upkeep. The request must include an affirmation that the requested information will not be used for commercial purposes or purposes other than those made in the request.

§ 2507. Penalties.

A county may levy a fine of up to $500 against a real property owner or the owner's representative that intentionally or knowingly provides false or incorrect contact information or intentionally or knowingly fails to update contact information with the chief assessor as required by this chapter.

§ 2508. Confidentiality.

A program participant under 23 Pa.C.S. § 6703 (relating to address confidentiality program) may not be required to provide their actual address or have it disclosed under this chapter.

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

APPROVED--The 20th day of July, A.D. 2026.

JOSH SHAPIRO

CLARION COUNTY PROPERTY OWNER CONTACT INFORMATION FORM

Pennsylvania Act 29 of 2026- 68 Pa. C.S. Chapter 25
County Property Contact Information List

Instructions: Complete this form for real property subject to Act 29. Owner-occupant real property - property owned and occupied by an individual as that individual's principal residence and domicile - is exempt. For a covered property purchased after the Act becomes effective, required contact information must be submitted to the chief assessor within 30 days of purchase. Updated information must be provided within 30 days after a change.

A participant in Pennsylvania's Address Confidentiality Program under 23 Pa.C.S. § 6703 is not required to provide an actual address or have the actual address disclosed under Act 29. Proof of enrollment in said program is required.

PROPERTY INFORMATION

Map #	
Control/UPI #	
Situs Address:	

IS THE PARCEL REFERENCED ABOVE AN OWNER OCCUPIED PROPERTY?

◯ YES	◯ NO	*If NO, supply contact information below*

REASON FOR SUBMISSION

◯ New Purchase	◯ Updated Contact Information	◯ Municipal Code/ Ordinance Citation	◯ Other

OWNERSHIP TYPE

◯ Individual	◯ Business/Corporation/ Partnership/Other	◯ Limited Liability Co	◯ Trust

IF OWNED BY AN INDIVIDUAL(S):

Name	
Mailing Address	
Phone #	
Email Address	

IF OWNED BY A BUSINESS OTHER THAN A LIMITED LIABILITY COMPANY, CONTACT INFORMATION FOR AN OWNER OR EMPLOYEE OF THE BUSINESS:

Business Name	
Business Mailing Address	
Phone #	
Email Address	
Name of Owner/Employee Associated with Email	

IF OWNED BY A LIMITED LIABILITY COMPANY, CONTACT INFORMATION FOR A MEMBER OR MANAGER WITH OWNERSHIP INTEREST/RIGHTS IN THE LLC:

LLC Name	
Company Mailing Address	
Phone #	
Email Address	
Member/Manager Name (Must have ownership interest or right in LLC	

AUTHORIZED PROPERTY/ CODE CONTACT- REQUIRED FOR BUSINESS OR LLC

Provide an individual, representative or employee who has the authority and ability to repair, maintain or otherwise remedy a problem or municipal code violation for the real property.

Name		Title/Relationship	
Address			
Phone #			
Email Address			

TRUST- COMPLETE IF APPLICABLE

Provide an individual, representative or employee who has the authority and ability to repair, maintain or otherwise remedy a problem or municipal code violation for the real property.

TRUST Name		Authorized Trustee	
Mailing Address for Trust			
Phone #			
Email Address			

OWNER/REPRESENTATIVE CERTIFICATION

I certify that the information provided on this form is true and correct to the best of my knowledge. I understand that Act 29 requires current contact information and that changes must be reported to the chief assessor within 30 days. I further understand that a county may levy a fine of up to $500 against a real property owner or owner's representative who intentionally or knowingly provides false or incorrect contact information or intentionally or knowingly fails to update required contact information.

Printed Name	
Title/Relationship	
Signature	
Date	

RETURN FORM TO CLARION COUNTY ASSESSMENT OFFICE, 421 Main Street, Clarion PA 16214 or via email at assessmentoffice@clarioncounty.gov

OFFICIAL USE ONLY

Date Received: Received By:

Dated Entered/Updated: Entered By: