

**BOARD OF COMMISSIONERS
COUNTY OF INDIANA
COMMONWEALTH OF PENNSYLVANIA**

ORDINANCE NO. 1 OF 2025

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF INDIANA COUNTY, PENNSYLVANIA, PURSUANT TO ACT 48 OF 2024, ESTABLISHING A COUNTY DEMOLITION AND REHABILITATION FUND AND IMPOSING A FEE TO BE COLLECTED BY THE INDIANA COUNTY TAX CLAIM BUREAU FROM PURCHASERS AT SALES UNDER THE REAL ESTATE TAX SALE LAW AND BY THE INDIANA COUNTY SHERIFF FROM JUDICIAL SALES IN MORTGAGE FORECLOSURE ACTIONS; DEFINING TERMS; AND PROVIDING FOR SEVERABILITY, REPEALER AND EFFECTIVE DATE.

BE IT HEREBY ORDAINED AND ENACTED by the Board of Commissioners of Indiana County, pursuant to its authority under Pennsylvania Act 48 of 2024, amending Section 631 of the Pennsylvania Real Estate Tax Sale Law, 72 P.S. § 5860.631, as follows:

Section 1: SHORT TITLE: The within Ordinance may be referred to herein and elsewhere as the “Demolition and Rehabilitation Fund Ordinance”.

Section 2: DEFINITIONS: As used in this Ordinance, the following terms shall have the meanings set forth below:

“Tax sale” shall mean any upset tax sale, private sale, judicial sale or repository sale conducted by the Indiana County Tax Claim Bureau for delinquent real property taxes pursuant to the Pennsylvania Real Estate Tax Sale Law, 72 P.S. § 5860.101 *et seq.*, but shall *not* include any property that is sold for delinquent real taxes to a non-profit entity, land bank or government entity or to a property acquired by the Pennsylvania Housing Finance Agency.

“Mortgage foreclosure sale” shall mean any sale of real property conducted by the Office of the Indiana County Sheriff in connection with a mortgage foreclosure action pursuant to the authority of Article XII of the Pennsylvania County Code, 16 P.S. § 1201 *et seq.* and the Pennsylvania Rules of Civil Procedure, 231 Pa. Code § 51 *et seq.*

Section 3: ESTABLISHMENT OF THE INDIANA COUNTY DEMOLITION AND REHABILITATION FUND:

Effective as of June 25, 2025, an Indiana County Demolition and Rehabilitation Fund shall be established by the Indiana County Treasurer pursuant to Pennsylvania Act 48 of 2024.

Section 4: DIRECTIVES:

- a. Effective as of June 25, 2025, which is not less than ninety (90) days after the effective date of this Ordinance, the Indiana County Board of Commissioners authorizes and directs the Indiana County Tax Claim Bureau and the Office of the Indiana County Sheriff to collect a fee in the amount of two hundred fifty dollars and no cents (\$250.00) from each and every purchaser of real property from a tax sale or a mortgage foreclosure sale, respectively, in addition to the purchase price of the property and all other associated fees and costs. Each and every separate parcel of real estate sold at a tax sale or mortgage foreclosure sale shall be subject the purchaser's obligation to pay the said fee in the amount of two hundred fifty dollars and no cents (\$250.00).
- b. As soon as practicable after each tax sale or mortgage foreclosure sale, Indiana County Tax Claim Bureau and the office of the Indiana County Sheriff shall promptly deliver any and all funds collected pursuant to this Demolition and Rehabilitation Fund Ordinance to the Office of the Indiana County Treasurer for deposit into the Indiana County Demolition and Rehabilitation Fund.
- c. Indiana County may reserve up to five percent (5%) of the gross proceeds for administration and oversight.

Section 5: ADMINISTRATION OF THE INDIANA COUNTY DEMOLITION AND REHABILITATION FUND:

- a. Any and all funds collected by the Indiana County Tax Claim Bureau and the Office of the Indiana County Sheriff pursuant to this Demolition and Rehabilitation Fund Ordinance shall be promptly deposited by the Indiana County Treasurer into a dedicated interest-bearing bank account for the exclusive purposes of the Indiana County Demolition and Rehabilitation Fund.
- b. The methods of custody, divestiture, disbursement and application of any and all funds deposited into the Indiana County Demolition and Rehabilitation Fund shall be consistent with generally-accepted accounting principles (GAAP) and the laws of the Commonwealth of Pennsylvania.
- c. Funds deposited and maintained in the Indiana County Demolition and Rehabilitation Fund shall be administered by the Indiana County Board of Commissioners, which, within its sole discretion, may use the funds for its own demolition and/or rehabilitation projects, or may award funds by application on a competitive basis to municipalities, school districts,

redevelopment authorities and/or other non-profit entities for demolition and/or rehabilitation of blighted properties located within Indiana County, Pennsylvania.

- d. Additionally, the Indiana County Board of Commissioners may act in its sole discretion to approve the use of funds deposited and maintained in the Indiana County Demolition and Rehabilitation Fund by a non-profit or for-profit corporation that has a contract with the County of Indiana or with any taxing district, redevelopment authority, land bank or other government entity, for demolition and/or rehabilitation of blighted properties located within Indiana County, Pennsylvania.

Section 6: FORM AND METHOD OF NOTICE TO AFFECTED AGENCIES:

Notice that the Indiana County Board of Commissioners has established a Demolition and Rehabilitation Fund, and that the fee imposed herein shall be collected and deposited as provide by Section 4, above, shall be transmitted to each of the offices of the Indiana County Tax Claim Bureau, Indiana County Sheriff, Indiana County Treasurer and Indiana County Prothonotary by transmitting a true, correct and accurate copy of the within Demolition and Rehabilitation Fund Ordinance to the department head of each said office via U.S. Mail, electronic mail and/or hand-delivery within two (2) working days of its enactment.

Section 7: SEVERABILITY: The provisions of this Ordinance shall be severable, and if any of the provisions hereof shall be held unconstitutional, void or otherwise unenforceable, same such shall not affect the validity of any of the remaining provisions of the within Ordinance.

Section 8: REPEALER: All ordinances or parts of ordinances conflicting with any of the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

Section 9: EFFECTIVE DATE: This Ordinance shall become effective as of the 25th day of June, 2025.

DULY ENACTED AND ORDAINED by the Board of Commissioners of the County of Indiana, Pennsylvania, in lawful session duly assembled, this 26th day of March, 2025.


ATTEST:



Robin Maryai, Chief Clerk

INDIANA COUNTY BOARD OF COMMISSIONERS

By: 
R. Michael Keith, Chairman

By: 
Bonni Dunlap, Commissioner

By: 
Sherene Hess, Commissioner