

PENNSYLVANIA TO STUDY PRIVATE COMMUNITIES

Also Under Study: How Much Is Paid In Taxes

In what may be one of the first of its kind, a Pennsylvania resolution has just been approved that would establish a state government funded study counting how many private communities there are in the state and in each municipality. Also under study will be how much these communities pay in taxes, and the age of the privately owned infrastructure in the private communities.

The *Pocono Record* published an [article](#) Sunday July 5, 2009 that sums up the reasons behind the Legislature's recent adoption of House Resolution [350](#) that calls for the Joint State Government Commission to survey association-governed communities in Pennsylvania. HR 350 [directs]:

... the Joint State Government Commission to conduct a study on the impact of common interest ownership communities on local governments and the Commonwealth, the challenges facing the residents and governing bodies of these common interest ownership communities and opportunities for the Commonwealth to assist local governments and common interest ownership communities to deliver adequate services to their residents at an affordable cost.

As the Chapter explains:

The study will examine the number of association-governed communities in all 67 counties in the Commonwealth and measure the amount of state and municipal taxes paid by owners in these communities as well as the impact of any effort by the Commonwealth to provide access to public funds for infrastructure improvements within these communities. CAI will assist with the study.

It is not too surprising that this issue has cropped up, albeit at the state level. Back in 2007, Philadelphia saw legislation introduced regarding tax breaks for communities that did not receive regular city trash service:

[Condo Tax Break a Possibility?](#) (2/07)

Could a tax break for condominiums and cooperatives that do not receive regular city refuse, recycling and bulk item collection services become a reality? See the City Council bill that is proposing this.

For background on HR 350, please go to Pennsylvania @Home [Blog](#) of the CAI Pennsylvania and Delaware Valley Chapter, <http://www.cai-padelval.org/athome/>.

Information about the Chapter, upcoming activities and seminars, and other legislation should be directed to Tony Campisi, Chapter Executive Director, info@cai-padelval.org, 1-877-608-9777.