# PA Act 29 of 2026: New County Contact Information Requirements for Property Owners

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***This article provides a general summary of Pennsylvania Act 29 of 2026 and is not intended to provide legal advice to any specific individual or entity. County procedures and forms may vary. Please contact your attorney at Knox McLaughlin Gornall & Sennett, P.C. for advice concerning a particular property, ownership structure, or filing obligation.***

**Pennsylvania Act 29 of 2026, codified at 68 Pa.C.S. Chapter 25, took effect on September 18, 2026, and requires certain real property owners to provide contact information to the county where the property is located.** The law directs each county's chief assessor to establish and maintain a property contact information list that municipalities may use to contact covered owners or their representatives regarding property maintenance, property upkeep, and municipal ordinance or code violations.

## Which property owners are covered?

The statute defines a “real property owner” broadly to include an individual, corporation, partnership, limited liability company (LLC), business trust, other association, estate, trust, or foundation. As a practical matter, the law will commonly apply to:

- Residential rental and investment properties;
- Commercial and industrial properties;
- Vacant or seasonally occupied properties;
- Properties owned through an LLC, corporation, partnership, trust, estate, or other entity; and
- A residence owned by an individual but not occupied as that individual’s principal residence and domicile

## What property is exempt?

The Act exempts “owner-occupant real property,” defined as real property that is both owned and occupied by an individual as that individual’s principal residence and domicile. Both elements matter. A second home, rental property, or investment property owned by an individual generally does not fit the exemption. Likewise, property titled in an LLC, trust, estate, corporation, or other entity does not appear to be “owned and occupied by an individual,” even if an individual associated with that entity lives there.

## What contact information must be provided?

The information required depends on the type of property owner. For an **individual owner**, the list must include the owner's name, residential address, telephone number, and email address.

For a **business owner other than an LLC**, the required information includes the business name, business address, business telephone number, and the email address of an owner or employee. The owner or business must also identify an individual, representative, or employee with the authority and ability to repair, maintain, or otherwise remedy a problem or municipal code violation concerning the property and provide that person's name, address, telephone number, and email address.

**For an LLC**, the list must include the company name, company address, company telephone number, and the email address of a member or manager who has an ownership interest or right in the company. The LLC must likewise identify an individual, representative, or employee with the authority and ability to repair, maintain, or otherwise remedy a problem or municipal code violation concerning the property and provide that person's name, address, telephone number, and email address.

The practical objective of these requirements is to identify both an ownership contact and a person who can take action when a property issue arises.

## When must the contact information be submitted?

The Act establishes two principal ways information is added to the county list:

- Purchase of covered property**.** Within 30 days after purchasing real property that is not exempt owner-occupant property, the owner must provide the required information to the chief assessor in the manner and form the chief assessor prescribes.
- Municipal ordinance or code citation. When a property owner is cited for a municipal ordinance or code violation, the municipality must obtain the required contact information and transmit it to the chief assessor for inclusion on the list.

The Act clearly requires an owner who purchases covered property on or after September 18, 2026, to submit the required contact information within 30 days of the purchase. The statute does not expressly impose that purchase-based filing requirement on owners who acquired covered property before the effective date. Nevertheless, those owners should maintain current records of the required contact information and monitor county guidance in the event the statute is interpreted to apply to properties acquired before the Act's effective date or a municipal ordinance or code violation triggers a submission requirement.

## Must the information be updated?

Yes. If required contact information changes, the owner or the owner's representative must provide the updated information to the chief assessor within 30 days after the change. Events that may trigger an update include a change in mailing or residential address, telephone number, email address, responsible employee, property manager, LLC member or manager contact, or the identity of the person authorized to address maintenance and code issues. Owners should assign responsibility for monitoring and reporting these changes.

## Who may obtain information from the county list?

The list is not established as a general public directory. Under the Act, a municipality may request contact information for a property from the chief assessor. The assessor must share the information if the municipality demonstrates a reasonable need and use for the information, including a discussion with the owner regarding property maintenance and upkeep. The municipality's request must affirm that the information will not be used for commercial purposes or for purposes other than those identified in the request.

## What are the penalties for noncompliance?

A county may impose a fine of up to $500 on a real property owner or the owner's representative who intentionally or knowingly provides false or incorrect contact information, or intentionally or knowingly fails to update contact information as required. The statutory mental-state requirement is important: the penalty provision addresses knowing or intentional conduct, not merely an inadvertent clerical mistake. Prompt correction of errors and documentation of submissions should help mitigate the risk of such penalties.

## What steps should property owners and purchasers take now?

Covered property owners should maintain current records of all required contact information, designate a person responsible for reporting changes, and retain copies of submissions and confirmations. Owners should also review the filing requirements of each county in which they own covered property because counties may use different forms, submission methods, and administrative procedures to implement the Act.

## How can our firm help?

The Act creates a relatively straightforward filing requirement, but questions may arise regarding whether a property is covered, what information must be provided, and how certain counties will implement and administer the filing process.

Property owners should ensure they maintain the required contact information and remain aware of applicable county-specific requirements and deadlines. **If you have questions about the Act or would like assistance reviewing your Pennsylvania real estate holdings, please contact your attorney at Knox McLaughlin Gornall & Sennett, P.C.**

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