



MERCER COUNTY TAX ASSESSMENT OFFICE

125 S Diamond Street, Suite 4
Mercer, PA 16137
Telephone: (724) 662-7551

Pennsylvania Act 29 of 2026 (HB 858) — FAQ

Bill: House Bill 858 (2025–2026 Regular Session)

Became law: Signed by Gov. Josh Shapiro on July 20, 2026 (Act No. 29 of 2026)

Subject: Amends Title 68 (Real and Personal Property) of the Pennsylvania Consolidated Statutes

Effective: September 18, 2026

1. What does Act 29 (HB 858) do?

It mandates the creation of a **county property contact information list** requirement. It requires certain parties, most notably lenders/purchasers of non-owner-occupied real estate, to give county chief assessors contact information for the person or business responsible for a property, and it imposes duties on chief assessors along with penalties on property owners for non-compliance.

2. Who has to comply?

Owners, lenders, or purchasers of **non-owner-occupied properties** (including those acquired through foreclosure or sheriff's sale) must provide the required contact information. Based on early guidance to lenders, this includes parties handling REO (real estate owned) and post-sale property management.

3. What information has to be reported?

- The name and address of the responsible business designee or individual owner
- A telephone number and email address for the owner or an employee/agent authorized to act on the property
- Occupancy status of the property
- Authority to arrange repairs, maintenance, or resolve municipal code violations

4. Who receives this information?

The **county chief assessor's office** in the county where the property is located.



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5. How soon after a sale must the information be submitted?

Within **30 days** of the sale or transfer.

6. What if the contact information changes later?

Any change must be reported to the county within **30 days of the change**.

7. What's the penalty for not complying?

Failure to comply can result in a fine — early guidance from practitioners cites a **\$500 fine** for non-compliance, though the exact penalty structure should be confirmed against the final statutory text for each violation type.

8. Why was this law passed?

It's aimed at combating **community blight**, particularly around vacant or non-owner-occupied properties, by ensuring counties and municipalities have a reliable point of contact to address code violations, maintenance issues, or repairs.

9. Does this apply to owner-occupied homes?

No — it's specifically targeted at **non-owner-occupied properties**, such as investment properties, rentals acquired via foreclosure, or REO/bank-owned properties.

10. When does it take effect?

It was signed into law July 20, 2026; check the act's effective-date provision for the exact implementation date, since Pennsylvania acts often specify their own effective date (immediately, in 60 days, etc.) separate from the signing date.

11. What should affected businesses (lenders, servicers, investors) do now?

- Start compiling the required contact and occupancy information **at the time of bidding/acquisition**, not after closing
- Build a **30-day compliance tracker** for both initial reporting and any later updates
- Designate a responsible contact with actual authority to address repairs or code issues



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- Confirm county-specific submission procedures, since chief assessors in each county may set their own intake process

12. Where can I read the full text of the law?

The official bill text, history, and vote record are available on the Pennsylvania General Assembly's website under House Bill 858 (2025–2026 session), listed as Act No. 29 of 2026.

Note; This FAQ is a summary based on early legislative and law firm summaries shortly after enactment. For compliance purposes, confirm details against the official Act 85 statutory text and consult counsel as implementing guidance from the Mercer County Tax Assessment Office may still be developing.