

NOTICE

Pennsylvania Act 29 of 2026 – County Property Contact Information Requirements

Effective September 18, 2026

Pennsylvania **Act 29 of 2026 (House Bill 858)** amends Title 68 of the Pennsylvania Consolidated Statutes by adding a new Chapter 25, entitled “**County Property Contact Information List.**”

The purpose of the Act is to establish a county-wide property contact information list and provide counties and municipalities with current contact information for certain real property owners.

WHO IS REQUIRED TO COMPLY?

Beginning September 18, 2026, a **real property owner** who purchases real property within a county must submit the required contact information to the county's Chief Assessor **within 30 days of the purchase.**

The information must be submitted in the manner and on the form prescribed by the Chief Assessor.

OWNER-OCCUPIED PROPERTY IS EXEMPT

The Act specifically states that the requirements of Chapter 25 **do not apply to owner-occupant real property.**

An owner-occupant property is defined as property owned and occupied by an individual as that individual's principal residence and domicile.

Accordingly, the new requirement is generally directed toward **non-owner-occupied properties and properties owned by entities**, rather than an individual's principal residence.

WHAT INFORMATION MUST BE PROVIDED?

Individual Owner

For an individual buyer or owner, the required information is:

- Name
- Residential address
- Telephone number
- Email address

Business-Owned Property

If the property is owned by a business, the following must be provided:

- Business name
- Business address
- Telephone number
- Email address of one owner or employee

In addition, the business must provide the contact information for an individual, representative, or employee who has the **authority and ability to repair, maintain, or otherwise remedy a problem or municipal code violation** concerning the property.

That individual's name, address, telephone number, and email address must be provided.

LLC-Owned Property

If the property is owned by a limited liability company (LLC), the required information includes:

- LLC name
- Company address
- Telephone number
- Email address of one member or manager with an ownership interest or right in the LLC

The LLC must also provide contact information for an individual, representative, or employee who has the **authority and ability to repair, maintain, or otherwise remedy a problem or municipal code violation** concerning the property.

That individual's name, address, telephone number, and email address must be provided.

30-DAY REQUIREMENT AFTER PURCHASE

The Act establishes a **30-day deadline following the purchase of real property** for the owner to submit the required contact information to the Chief Assessor.

Important for settlement professionals: The Act places this obligation on the **real property owner**. It does not state that the attorney, closing agent, title company, or recorder is responsible for submitting the information on the owner's behalf.

For this reason, attorneys and closing agents may want to make purchasers aware of the requirement during the settlement process and provide appropriate instructions regarding the county's filing procedure.

CHANGES TO CONTACT INFORMATION

If the contact information previously provided to the Chief Assessor changes, the **property owner or owner's representative must provide updated information within 30 days.**

Failure to update the information may subject the owner to a penalty.

MUNICIPAL ACCESS TO THE INFORMATION

A municipality may request property contact information from the Chief Assessor.

The municipality must demonstrate a **reasonable need and use** for the information. The Act specifically identifies discussions with the property owner concerning **real property maintenance and upkeep** as an appropriate purpose.

The municipality must also affirm that the information will not be used for commercial purposes or for purposes other than those stated in the request.

PENALTIES

A county **may levy a fine of up to \$500** against a real property owner or the owner's representative who intentionally or knowingly:

- Provides false or incorrect contact information; or
 - Fails to update contact information as required by the Act.
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ADDRESS CONFIDENTIALITY

Individuals participating in Pennsylvania's Address Confidentiality Program under 23 Pa.C.S. § 6703 are not required to provide their actual address or have their actual address disclosed under this chapter.

WHAT THIS MEANS FOR CLOSINGS

Attorneys, closing agents and title professionals should consider incorporating the following into their settlement procedures for applicable transactions:

Before or At Closing

1. Determine whether the property is exempt.

Owner-occupant real property is exempt from Chapter 25.

2. Identify the purchaser/owner.

Determine whether the property will be owned by an individual, business, or LLC.

3. Advise the purchaser of the 30-day requirement.

The purchaser should be advised that required contact information must be submitted to the county Chief Assessor within 30 days of purchase.

4. For entity-owned properties, identify a responsible contact.

The purchaser should be prepared to provide an individual who has the authority and ability to address property maintenance issues or municipal code violations.

5. Provide the appropriate county instructions/form when available.

The Act requires submission in the manner and on the form prescribed by the Chief Assessor.

After Closing

The purchaser remains responsible for ensuring the required information is submitted within the statutory 30-day period and for updating the information within 30 days if it changes.

QUICK REFERENCE

Requirement	Act 29 Requirement
Effective Date	September 18, 2026
Who must comply?	Real property owners purchasing property, subject to exemption
Owner-occupied principal residence	Exempt
Filing deadline after purchase	Within 30 days
Where submitted?	County Chief Assessor
Form	Manner and form prescribed by Chief Assessor
Entity owners	Additional responsible-contact information required
Update deadline	Within 30 days of a change
Maximum fine	Up to \$500 for intentional/knowing violations
Municipality access	Permitted upon demonstration of reasonable need/use
Address Confidentiality Program	Special confidentiality protection applies

PLEASE NOTE

This notice is intended as a general informational summary of **Pennsylvania Act 29 of 2026** and is not legal advice. Attorneys, title companies, closing agents, and property owners should consult the applicable

county Chief Assessor regarding the specific form, filing method, and implementation procedures established by the county.

Act 29 of 2026 was approved July 20, 2026, and provides that the Act shall take effect in 60 days.

WYOMING COUNTY – OBTAINING THE REQUIRED FORM

For properties located in **Wyoming County**, the applicable County Property Contact Information form may be obtained from any of the following locations:

- **Wyoming County Assessment Office**
- **Wyoming County Register & Recorder's Office**
- **Online:** <https://wyomingcountypa.gov/assessment/>

The Wyoming County Assessment Office is located at:

Wyoming County Assessment Office

1 Courthouse Square

Tunkhannock, PA 18657

Telephone: 570-996-2262

The Assessment Office's website provides access to county assessment forms and information.

IMPORTANT FOR CLOSING AGENTS AND ATTORNEYS

For transactions involving property located in Wyoming County, purchasers should be advised of the **30-day filing requirement** and directed to obtain and complete the applicable County Property Contact Information form.

The filing requirement is the responsibility of the **real property owner**, as provided by Act 29 of 2026.

Please encourage purchasers to complete the form promptly following closing to ensure compliance with the statutory 30-day deadline.