Pennsylvania Act 29 of 2026

County Property Contact Information List - Plain-English Printable Guide

Signed: July 20, 2026 **Formerly:** House Bill 858 **Effective:** 60 days after enactment (September 18, 2026)

Purpose: Act 29 adds Chapter 25 to Title 68 of the Pennsylvania Consolidated Statutes. It requires county chief assessors to establish and maintain property contact information lists, primarily for real property that is not an individual's owner-occupied principal residence.

1. What the County Must Do

The chief assessor of each county must establish and maintain a contact-information list for real properties located in the county. This creates a statutory responsibility for the assessment office that is separate from determining assessed value.

2. Which Properties Are Exempt?

Owner-occupant real property is exempt. The Act defines this as real property owned and occupied by an individual as that individual's principal residence and domicile.

Example	Generally under Act 29
Individual owns and lives in home as principal residence	Exempt
Individual owns a rental/investment property	Covered
LLC owns real property	Covered
Corporation/business owns real property	Covered

3. When Contact Information Must Be Added

There are two principal routes. First, within 30 days after purchasing real property subject to the Act, the owner must submit the required contact information to the chief assessor in the manner and form prescribed by the chief assessor. Second, when a property owner is cited for a municipal ordinance or code violation, the municipality must collect the required contact information and relay it to the chief assessor.

4. Information Required - Individual Owner

For an individual owner, the required information includes the individual's name, residential address, telephone number and email address.

5. Information Required - Business Owner

For a business owner, the list includes the business name, business address and telephone number, plus the email address of an owner or employee. The owner or business 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 at the property.

6. Information Required - Limited Liability Company

For an LLC, the list includes the company name, company address and telephone number, plus the email address of a member or manager with an ownership interest or right in the LLC. The LLC must also identify a person with the authority and ability to repair, maintain or remedy property or code problems.

7. Changes Must Be Reported

If required contact information changes, the property owner or owner's representative must provide current information to the chief assessor within 30 days. Failure to update information can potentially lead to a penalty when the statutory standard is met.

8. Municipal Access to the List

A municipality may request contact information for a real property from the chief assessor. The municipality must demonstrate a reasonable need and use for the information. The statute specifically contemplates discussion with an owner concerning property maintenance and upkeep. The request must affirm that the information will not be used commercially or for purposes other than those identified in the request.

9. Penalties

A county may levy a fine of up to $500 against an individual, business or LLC that intentionally or knowingly provides false or incorrect contact information, or intentionally or knowingly fails to update required contact information. The statute uses 'may,' so the penalty is not stated as automatic.

10. Address Confidentiality Protection

A participant in Pennsylvania's Address Confidentiality Program under 23 Pa.C.S. § 6703 may not be required to provide an actual address or have the actual address disclosed under this chapter.

Act 29 - Practical County Assessment Office Checklist

A working implementation summary for Pennsylvania county assessment offices

- Establish and maintain the county property contact information list.
- Develop the form and method owners will use to submit required information.
- Create a procedure for determining whether property qualifies for the owner-occupant exemption.
- Create a process for newly purchased covered properties and the 30-day submission requirement.
- Create a process for receiving contact information from municipalities following ordinance/code citations.
- Capture the required fields for individuals, businesses and LLCs.
- Capture the person who has authority and ability to remedy maintenance or code problems when required.
- Create a procedure for owner updates when contact information changes.
- Create a municipal request procedure documenting reasonable need and intended use.
- Require the municipality's affirmation regarding noncommercial and limited use of the information.
- Protect participants in the Address Confidentiality Program.
- Develop a county policy for handling potential fines of up to $500 under the Act.
- Determine how the contact list will interface with the county's existing assessment/CAMA records without confusing contact-list data with valuation data.

Simple Example

XYZ Holdings LLC purchases a four-unit apartment building. Because the property is not an individual's owner-occupied principal residence, Act 29 applies. Within 30 days of purchase, the LLC must submit the required contact information to the chief assessor, including an appropriate person who can address maintenance or code problems. If the municipality later needs to contact the responsible party regarding property maintenance, it may request the information from the chief assessor after satisfying the Act's request requirements.

Key Takeaway

Act 29 is primarily a property-owner accountability and contact-information law, not a property valuation law. It uses the county chief assessor as the central keeper of contact information so municipalities can identify and reach responsible parties for covered real property.

Official source: Pennsylvania General Assembly, Act 29 of 2026 / HB 858. This guide is a plain-English administrative summary and is not legal advice. Counties should consult their solicitor regarding implementation, enforcement, records-access, privacy and procedural questions.