

House Local Government Committee

09/28/2026, 11:00 a.m., Room 515, Irvis Office Building

Dominic Kenny, Pennsylvania Legislative Services

The committee met to consider several bills.

HB 2721, Prime Sponsor: Rep. Brett Miller (R-Lancaster) – (PN 3803) Amends Title 8 (Boroughs and Incorporated Towns), in vacancies in office, further providing for temporary auditor; and, in taxation and finance, further providing for adoption of budget. Amends the temporary auditor provision to assert that if for any reason two or three vacancies exist in the office of borough auditors, the council may temporarily appoint and reasonably compensate one or two individuals, as applicable, who need not be an elector of the borough, who shall have all the powers and duties of the board of auditors. Outlines what shall apply to the amended provision. Specifies the requirements for a temporary auditor to hold the office at the discretion of the council. Stipulates that the council shall have sole discretion to determine the qualifications of a temporary auditor. Provides that the total appropriation shall not exceed all estimated revenues as available for the fiscal year. Effective in 60 days. The bill was unanimously reported as committed.

Kristopher Gazsi, executive director, Local Government Commission (LGC), said the bill provides legal clarification and consistency regarding balanced budget language. He added that the bill better allows local government to fill auditor vacancies.

Rep. Jim Haddock (D-Luzerne) noted that the bill stipulated that the total appropriation may not exceed estimated revenues and asked if the term “revenues” included fund balances. Gazsi confirmed that it did.

Minority Chair Miller emphasized the bipartisan nature of the bill, adding that he believed that it will provide clarification for local governments.

SB 1269, Prime Sponsor: Sen. Joe Picozzi (R-Philadelphia) – (PN 1582) The Commercial and Nonresidential Products and Property Protection Act provides for the installation of electrified security systems on commercial entities’ property and property of exclusively nonresidential use. Provides definitions. Provides electrified security system requirements, including installation and compliance. Allows municipalities to require registration of an alarm system and to prohibit an electrified security system that does not meet the requirements. Stipulates that nothing in the act shall be construed to apply to security alarm systems that do not attach to a security system capable of delivering an electric pulse. Effective immediately. The bill was unanimously reported as amended.

A04234, by Freeman, stipulates that nothing in the act be construed to preempt a municipality's power to regulate non-electrified fences. The amendment was unanimously adopted.

Sen. Picozzi said the bill will allow the commonwealth to join 29 other states in removing regulatory ambiguity and allowing modern state-of-the-art perimeter security systems in non-residential areas. He argued that the bill would help business owners secure their property, equipment, inventory and employees.

Chair Miller asked if Sen. Picozzi's office approved the amendment. Sen. Picozzi confirmed it was.

SB 1287, Prime Sponsor: Sen. Dawn Keefer (R-Cumberland) – (PN 1597) Amends the Pennsylvania Municipalities Planning Code, in subdivision and land development, further providing for water supply. Adds that the evidence must be presented before final subdivision and land development approval. Effective in 60 days. The bill was unanimously reported as committed.

Sen. Keefer said her legislation addresses the timing of the documentation related to water service for subdivisions and land development projects. She said the bill asserts that proposed development applicants seeking water usage must provide evidence to the governing body before the final subdivision or land development approval is granted. She argued that local governments need reliable information when making development decisions and that developers need a predictable approval process.

Chair Robert Freeman (D-Northampton) said he felt the legislation was very timely given the issue of data centers and their water consumption. Sen. Keefer said the issue of data centers was partly the inspiration for the bill itself.

Rep. Chad Reichard (R-Franklin) voiced his support for the bill because it helps local governments.

Chair Miller asked if there were any scenarios that helped foster the legislation. Sen. Keefer said the bill came about due to her trying to understand the process in her conversations with utilities and municipalities alike.

Seth Rolko, senior manager of government affairs, Pennsylvania American Water, said his company had an instance where a lack of communication between developers, utilities and municipalities caused difficulties.