

House Local Government Committee Voting Meeting
Room 515 Irvis Office
Harrisburg, PA 17120
September 28, 2026
11:00 AM

AGENDA

Call to Order

Roll Call

Pledge of Allegiance

Legislation to be Considered

- **HB 2721 (B. Miller)** – Amends the Borough Code to clarify temporary auditor appointment qualifications and to expressly require balanced budgets.
- **SB 1269 (Picozzi)** – Provides for the installation of electronic security systems on commercial entities' property and property of exclusively nonresidential use.
 - **Amendment A-04234 (Freeman)** – Stipulates that the act shall not be construed to preempt a municipality's power to regulate nonelectrified fences.
- **SB 1287 (Keefer)** – Requires that evidence of adequate water supply be submitted prior to final approval being granted for any subdivision or land development plan.

Any Other Business

Adjournment

Attachments:

- Sunshine Memo
- HB 2721
- Analysis-HB2721
- SB 1269
- Analysis-SB1269
- A04234-SB1269
- SB 1287
- Analysis-SB1287



Local Government Committee

State Representative Robert L. Freeman
Majority Chairman

207 Irvis Office Building • P.O. Box 202136 • Harrisburg, PA 17120-2136 • 717-783-3815

September 23, 2026

MEMORANDUM

TO: Members of the House Local Government Committee
FROM: Rep. Robert L. Freeman, Majority Chairman
SUBJECT: Voting Meeting Notification – September 28, 2026

Please be advised that the House Local Government Committee will hold a voting meeting on **Monday, September 28, 2026 at 11:00 a.m. in 515 Irvis Office Building.**

The agenda will consist of the following legislation as well as any other business that may come before the committee:

- **HB 2721 (B. Miller)** – Amends the Borough Code to clarify temporary auditor appointment qualifications and to expressly require balanced budgets.
- **SB 1269 (Picozzi)** – Provides for the installation and use of electronic security fences on non-residential commercial properties.
- **SB 1287 (Keefer)** – Requires that evidence of adequate water supply be submitted prior to final approval being granted for any subdivision or land development plan.

If you have any questions, please contact Jon Castelli, Executive Director at 717-783-3815 or jcastell@pahouse.net.

Please notify Christina Consylman at cconsylm@pahouse.net with your attendance plans. If you will not be physically present at the meeting, please submit the applicable Vote by Designation Form or Official Leave Request Form to your respective chairman prior to the meeting. For those planning to participate virtually, a Teams link will be forthcoming.

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2721 Session of
2026

INTRODUCED BY B. MILLER, FREEMAN, SAPPEY, SMITH-WADE-EL AND
JAMES, JULY 30, 2026

REFERRED TO COMMITTEE ON LOCAL GOVERNMENT, JULY 31, 2026

AN ACT

1 Amending Title 8 (Boroughs and Incorporated Towns) of the
2 Pennsylvania Consolidated Statutes, in vacancies in office,
3 further providing for temporary auditor; and, in taxation and
4 finance, further providing for adoption of budget.

5 The General Assembly of the Commonwealth of Pennsylvania
6 hereby enacts as follows:

7 Section 1. Sections 905 and 1310 of Title 8 of the
8 Pennsylvania Consolidated Statutes are amended to read:

9 § 905. Temporary auditor.

10 (a) Vacancies.--If for any reason two or three vacancies
11 exist in the office of borough auditors, the council may
12 temporarily appoint and reasonably compensate [a qualified
13 individual] one or two individuals, as applicable, who need not
14 be an elector of the borough, who shall have all the powers and
15 duties of the [two or three auditors whose offices are vacated.]
16 board of auditors. The following shall apply:

17 (1) If, at the time of appointment, three vacancies
18 exist, one individual shall be appointed temporary auditor
19 and shall act as the board of auditors.

1 (2) In the event of two vacancies at the time of
2 appointment, two individuals shall be appointed. The
3 remaining auditor and the temporary auditors shall act as the
4 board of auditors.

5 (b) Length of temporary appointment.--A temporary auditor
6 shall hold the office at the discretion of council in accordance
7 with the following:

8 (1) In no event shall the term of temporary auditor
9 extend beyond the first Monday in January after the first
10 municipal election occurring more than 60 days after the date
11 the initial appointment of a temporary auditor occurs, at
12 which election a sufficient number of eligible individuals
13 shall be elected to the office of elected auditor for the
14 remainder of the term.

15 (2) Nothing in this section shall preclude the
16 appointment of an independent auditor in accordance with
17 section 1005(7) (relating to powers of council).

18 (c) Qualifications.--Council shall have sole discretion to
19 determine the qualifications of a temporary auditor.

20 § 1310. Adoption of budget.

21 (a) Adoption by council.--Upon completion of the budget
22 containing the estimated receipts and expenditures, the council
23 shall adopt the budget by motion of the council, which may not
24 be later than December 31.

25 (b) Budget restriction.--The total appropriation shall not
26 exceed all estimated revenues as available for the fiscal year.

27 Section 2. This act shall take effect in 60 days.

HOUSE OF REPRESENTATIVES

DEMOCRATIC COMMITTEE BILL ANALYSIS

Bill No:	HB2721 PN3803	Prepared By:	Ryan Talton
Committee:	Local Government		(717) 783-3815
Sponsor:	Miller, Brett	Executive Director:	Jon R. Castelli
Date:	9/16/2026		

A. Brief Concept

Would clarify temporary auditor appointments and qualifications in boroughs as well as expressly require balanced budgets in such municipalities.

C. Analysis of the Bill

HB 2721 amends Section 905 of Title 8, known as the Borough Code, by clarifying the language in relation to appointing temporary auditors by the borough council. The bill would provide borough councils the discretion to appoint temporary auditors based on the number of vacancies, as well as determine the length of the temporary appointment and qualifications of the appointees.

The bill would also amend Section 1310 to prohibit the total borough budget appropriations from exceeding total revenues for the fiscal year.

Effective Date:

The act would take effect 60 days after being signed into law by the Governor.

G. Relevant Existing Laws

The current language of Section 905 allows borough councils to appoint temporary auditors but does not define the length of the temporary appointment, nor the qualifications for the appointee.

The current language of Section 1310 only requires borough councils to adopt a budget by December 31.

E. Prior Session (Previous Bill Numbers & House/Senate Votes)

This bill has not been previously introduced.

This document is a summary of proposed legislation and is prepared only as general information for use by the Democratic Members and Staff of the Pennsylvania House of Representatives. The document does not represent the legislative intent of the Pennsylvania House of Representatives and may not be utilized as such.

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1269 Session of
2026

INTRODUCED BY PICOZZI, FLYNN, VOGEL AND STEFANO, APRIL 14, 2026

REFERRED TO LABOR AND INDUSTRY, APRIL 14, 2026

AN ACT

1 Providing for the installation of electrified security systems
2 on commercial entities' property and property of exclusively
3 nonresidential use.

4 The General Assembly of the Commonwealth of Pennsylvania
5 hereby enacts as follows:

6 Section 1. Short title.

7 This act shall be known and may be cited as the Commercial
8 and Nonresidential Products and Property Protection Act.

9 Section 2. Definitions.

10 The following words and phrases when used in this act shall
11 have the meanings given to them in this section unless the
12 context clearly indicates otherwise:

13 "Electrified security system." An outdoor alarm system that
14 is an assembly of battery-charged equipment and all of its
15 integrated components and equipment, including a monitored alarm
16 device intended to notify the entity monitoring the alarm system
17 of possible intrusion to the property, an energizer which is
18 intended to periodically deliver pulses to a security system, a
19 battery-charging device used exclusively to charge the system

battery and any other integrated components. The term does not include a fence system used primarily for the containment of livestock or other animals.

"Municipality." A county, city, township, borough, incorporated town, home rule municipality or other general purpose unit of government established by an act of the General Assembly.

Section 3. Electrified security system requirements.

(a) Installation.--An entity authorized to conduct business in this Commonwealth under 15 Pa.C.S. (relating to corporations and unincorporated associations) and sole proprietorships may install an electrified security system in accordance with this act.

(b) Requirements for compliance.--An electrified security system installation shall:

(1) Have an energizer that is driven by a commercial storage battery not to exceed 12 volts direct current.

(2) Interface with a monitored alarm device that transmits a signal to the installer or a person that is monitoring or otherwise instructed to notify a public safety agency of the alarm. The system may not directly connect to or call law enforcement.

(3) Be located four inches to eight inches behind a nonelectrified perimeter barrier and have a total height of either two feet higher than the nonelectrified perimeter barrier or 10 feet, whichever is greater.

(4) Be located on property that is not designated by a municipality exclusively for residential use.

(5) Be clearly identified with warning signs containing the international warning symbol for electric shock at

intervals of not greater than 30 linear feet.

(c) Installer requirements.--The installer of an electrified security system shall provide notice to the municipality that the electrified security system has been installed pursuant to subsection (b). The notice shall contain the alarm company installation name, the business entity name and address where the electrified security system was installed.

(d) Local regulation.--A municipality may:

(1) Require registration of an alarm system for the electrified security system.

(2) Prohibit an electrified security system that does not meet the requirements of this section.

Section 4. Construction.

Nothing in this act shall be construed to apply to security alarm systems that do not attach to a security system capable of delivering an electric pulse.

Section 5. Effective date.

This act shall take effect immediately.

HOUSE OF REPRESENTATIVES

DEMOCRATIC COMMITTEE BILL ANALYSIS

Bill No:	SB1269 PN1582	Prepared By:	Alex Dash
Committee:	Local Government		(717) 783-3815
Sponsor:	Picozzi, Joe	Executive Director:	Jon R. Castelli
Date:	4/14/2026		

A. Brief Concept

Sets standards for the use of electrified security systems on commercial and nonresidential properties.

C. Analysis of the Bill

Would establish a new freestanding act entitled the Commercial and Nonresidential Products and Property Protection Act.

Under the bill, the term "electrified security system" would be defined as an outdoor alarm system composed of battery-charged equipment, including a monitored alarm device, an energizer that delivers periodic pulses to a security system, a battery-charging device used exclusively to charge the system battery, and other components. The term would exclude fence systems used primarily to contain livestock or animals.

Would allow corporations and sole proprietorships to install an electrified security system if they meet the set requirements of the act.

Requires an electrified security system to include the following:

1. Has an energizer powered by a battery not exceeding 12 volts direct current.
2. Has an interface with a monitored alarm device that transmits a signal to the installer or person monitoring the system, but not directly to law enforcement.
3. Is located four to eight inches behind a "nonelectrified perimeter barrier" and have a height of either 10 feet or two feet higher than the nonelectrified barrier (whichever is greater).
4. Be located on property not exclusively designated for residential use.
5. Has clearly marked symbols for electric shock every 30 linear feet.

An installer of an electrified security system shall provide notice to the municipality that the system has been installed, including the name of the alarm company, the business name, and the address where the system was installed.

Authorizes municipalities to require registration of electrified security systems and prohibit systems that do not meet the requirements of the act. Specifies that the act does not apply to alarm systems that do not attach to a security system capable of delivering an electric pulse.

Effective Date:

Effective immediately.

G. Relevant Existing Laws

N/A

E. Prior Session (Previous Bill Numbers & House/Senate Votes)

Introduced for the first time this session.

the Pennsylvania House of Representatives and may not be utilized as such.

LEGISLATIVE REFERENCE BUREAU

AMENDMENTS TO SENATE BILL NO. 1269

Sponsor: *Freeman, #136*

Printer's No. 1582

- 1 Amend Bill, page 3, lines 14 through 16, by striking out all
2 of said lines and inserting
3 Nothing in this act shall be construed to:
4 (1) Apply to security alarm systems that do not attach
5 to a security system capable of delivering an electric pulse.
6 (2) Preempt a municipality's power to regulate
7 nonelectrified fences.

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1287 Session of 2026

INTRODUCED BY KEEFER, APRIL 17, 2026

REFERRED TO LOCAL GOVERNMENT, APRIL 17, 2026

AN ACT

1 Amending the act of July 31, 1968 (P.L.805, No.247), entitled
 2 "An act to empower cities of the second class A, and third
 3 class, boroughs, incorporated towns, townships of the first
 4 and second classes including those within a county of the
 5 second class and counties of the second through eighth
 6 classes, individually or jointly, to plan their development
 7 and to govern the same by zoning, subdivision and land
 8 development ordinances, planned residential development and
 9 other ordinances, by official maps, by the reservation of
 10 certain land for future public purpose and by the acquisition
 11 of such land; to promote the conservation of energy through
 12 the use of planning practices and to promote the effective
 13 utilization of renewable energy sources; providing for the
 14 establishment of planning commissions, planning departments,
 15 planning committees and zoning hearing boards, authorizing
 16 them to charge fees, make inspections and hold public
 17 hearings; providing for mediation; providing for transferable
 18 development rights; providing for appropriations, appeals to
 19 courts and penalties for violations; and repealing acts and
 20 parts of acts," in subdivision and land development, further
 21 providing for water supply.

22 The General Assembly of the Commonwealth of Pennsylvania
 23 hereby enacts as follows:

24 Section 1. Section 503.1 of the act of July 31, 1968
 25 (P.L.805, No.247), known as the Pennsylvania Municipalities
 26 Planning Code, is amended to read:

27 Section 503.1. Water Supply.--Every ordinance adopted
 28 pursuant to this article shall include a provision that, if

1 water is to be provided by means other than by private wells
2 owned and maintained by the individual owners of lots within the
3 subdivision or development, applicants shall present evidence to
4 the governing body or planning agency, as the case may be, that
5 the subdivision or development is to be supplied by a
6 certificated public utility, a bona fide cooperative association
7 of lot owners, or by a municipal corporation, authority or
8 utility. A copy of a Certificate of Public Convenience from the
9 Pennsylvania Public Utility Commission or an application for
10 such certificate, a cooperative agreement or a commitment or
11 agreement to serve the area in question, whichever is
12 appropriate, shall be acceptable evidence. The evidence must be
13 presented before final subdivision and land development
14 approval.

15 Section 2. This act shall take effect in 60 days.

HOUSE OF REPRESENTATIVES

DEMOCRATIC COMMITTEE BILL ANALYSIS

Bill No:	SB1287 PN1597	Prepared By:	Ryan Carpenter (717) 783-3815
Committee:	Local Government	Executive Director:	Jon R. Castelli
Sponsor:	Keefer, Dawn		
Date:	8/28/2026		

A. Brief Concept

Would require developers to provide evidence of adequate water supply prior to final subdivision and land development approval.

C. Analysis of the Bill

This legislation would amend Section 503.1 of the Municipalities Planning Code to require that evidence of adequate water supply for a land development be presented prior to final approval for subdivision and land development.

Effective Date:

Sixty days.

G. Relevant Existing Laws

Article V of the Municipalities Planning Code (Act 247 of 1968) governs subdivision and land development. Currently developers are required to present evidence that their proposed development will receive water from a public utility, bona fide cooperative association of lot owners, a municipal corporation, or a municipal authority. However, the law does not state *when* this evidence needs to be presented, and it could be presented after final approval.

The MPC applies to counties of the second through eighth classes, cities of the second class A, cities of the third class, boroughs, incorporated towns, and townships.

E. Prior Session (Previous Bill Numbers & House/Senate Votes)

This legislation has not been previously introduced.

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