



County of Lackawanna

Lackawanna County
Government Center
at The Globe
123 Wyoming Ave
Scranton, Pennsylvania
18503

Certified Copy

Ordinance: 21-0216

File Number: 21-0216

Ordinance #271
Second Reading
Amending Ordinance 270; Establishing Tax Claim Bureau Fee's

First Reading: August 5, 2021

Second Reading: August 18, 2021

AN ORDINANCE of the County of Lackawanna, Pennsylvania modifying, amending, ratifying and authorizing charges, expenses and fees associated with the collection of delinquent real estate taxes by the Lackawanna County Tax Claim Bureau under the Municipal Claim Tax Lien Act.

**THE BOARD OF COMMISSIONERS OF THE COUNTY OF LACKAWANNA DO
HEREBY ORDAIN** as follows:

Section 1. Recitals

1.1: The Lackawanna County Tax Claim Bureau ("Tax Claim Bureau") is a division of the Office of the Lackawanna County Commissioners created pursuant to § 5860.201 of the Pennsylvania Real Estate Tax Sale Law ("RETSL"), 72 P.S. § 5860.101 *et seq.*, and is responsible for the collection of delinquent real estate taxes owed to certain taxing districts situated in Lackawanna County;

1.2: Pursuant to § 7193.5 of the Municipal Claim Tax Lien Act ("MCTLA"), 53 P.S. § 7101 *et seq.*, the Pennsylvania General Assembly has permitted the tax claim bureaus of the several counties to adopt and use the procedures set forth in the MCTLA in addition to the procedures set forth in the RETSL;

1.3: Effective October 1, 2016, the Lackawanna County Board of Commissioners authorized the Tax Claim Bureau to utilize the procedures contained in the MCTLA through Lackawanna County Ordinance #244 (File No. 16-0255), which is authorization is reaffirmed herein;

1.4: The Tax Claim Bureau and the City of Scranton are parties to an Intergovernmental Cooperation Agreement and Memorandum of Understanding whereby the City of Scranton has appointed the Tax Claim Bureau to collect its delinquent real estate taxes and the Tax Claim Bureau has agreed to collect the City of Scranton's delinquent real estate taxes and to file tax claim liens for delinquent real estate taxes on behalf of

the City pursuant to the provisions of the MCTLA through Lackawanna County Ordinance #269 (File No. 20-0241); and

1.5: Both the RETSL and MCTLA authorize the addition of charges, expenses, and fees in connection with the collection of delinquent real estate taxes and Lackawanna County hereby modifies, ratifies, authorizes and/or reauthorizes the schedule of charges, expenses, and fees herein described.

Section 2. Charges, Expenses & Fees

2.1: The Lackawanna County Tax Claim Bureau, its designee or successor agent is authorized to utilize the provisions of the MCTLA in the collection of delinquent taxes.

2.2 Charges, expenses and fees to be added, when applicable during the course of collection, to unpaid real estate taxes. Lackawanna County hereby, modifies and/or amends Lackawanna County Ordinance #270 (File No. 21-0057) and Ordinance #244 (File No. 16-0255) related to the collection of charges, expenses and fees and hereby modifies, ratifies, approves and/or reapproves the following fee schedule with retroactive effect January 1, 2021, for the collection of unpaid real estate taxes pursuant to the provisions of the MCTLA:

Interest rate pursuant to §7143 of the MCTLA: (rate maintains uniformity and is identical to the current statutory interest rate assessed by the Tax Claim Bureau under §5860.306(c) of RETSL)	9% per annum
Statutory notice of fee shifting pursuant to §7106 of the MCTLA:	\$0.16
Second notice of fee shifting pursuant to §7106 of the MCTLA:	\$1.50
Perfection and service of tax claim lien:	\$8.00
Clerk of Judicial Records filing fee for tax claim lien:	\$53.00
Clerk of Judicial Records filing fee for satisfaction of tax claim lien:	\$10.00
County Administrative Fee:	Not to exceed 5% of delinquent real estate tax (including penalties and interest)
Attorney's Fee:	Not to exceed 5% of delinquent real estate tax (including penalties and interest)

Section 3. Effective Date

3.1: This Ordinance shall take immediate retroactive effect to January 1, 2021, following enactment.

ADOPTED at a regular meeting of the Board of Commissioners of Lackawanna County

held on August 18, 2021.

COUNTY OF LACKAWANNA



DEBI DOMENICK, ESQ.

JERRY NOTARIANNI



CHRIS CHERMAK

ATTEST:



BRIAN JEFFERS
CHIEF OF STAFF

Approved as to form and legality:



FRANK J. RUGGIERO
COUNTY SOLICITOR



County of Lackawanna

Lackawanna County
Government Center
at The Globe
123 Wyoming Ave
Scranton, Pennsylvania
18503

Certified Copy

Ordinance: 21-0057

File Number: 21-0057

Ordinance #270
Second Reading
Establishing Tax Claim Bureau Fee's

First Reading: February 17, 2021

Second Reading: March 3, 2021

AN ORDINANCE of the County of Lackawanna, Pennsylvania ratifying and authorizing charges, expenses and fees associated with the collection of delinquent real estate taxes by the Lackawanna County Tax Claim Bureau.

THE BOARD OF COMMISSIONERS OF THE COUNTY OF LACKAWANNA DO HEREBY ORDAIN as follows:

Section 1. Recitals

1.1: The Lackawanna County Tax Claim Bureau ("Tax Claim Bureau") is a division of the Office of the Lackawanna County Commissioners created pursuant to § 5860.201 of the Pennsylvania Real Estate Tax Sale Law ("RETSL"), 72 P.S. § 5860.101 *et seq.*, and is responsible for the collection of delinquent real estate taxes owed to certain taxing districts situated in Lackawanna County;

1.2: Pursuant to § 7193.5 of the Municipal Claim Tax Lien Act ("MCTLA"), 53 P.S. § 7101 *et seq.*, the Pennsylvania General Assembly has permitted the tax claim bureaus of the several counties to adopt and use the procedures set forth in the MCTLA in addition to the procedures set forth in the RETSL;

1.3: Effective October 1, 2016, the Lackawanna County Board of Commissioners authorized the Tax Claim Bureau to utilize the procedures contained in the MCTLA through Lackawanna County Ordinance #244 (File No. 16-0255).

1.4: The Tax Claim Bureau and the City of Scranton are parties to an intergovernmental cooperation agreement and memorandum of understanding whereby the City of Scranton has appointed the Tax Claim Bureau to collect its delinquent real estate taxes and the Tax Claim Bureau has agreed to collect the City of Scranton's delinquent real estate taxes and to file tax claim liens for delinquent real estate taxes on behalf of

the City pursuant to the provisions of the MCTLA through Lackawanna County Ordinance #269 (File No. 20-0241); and

1.5: Both the RETSL and MCTLA authorize the addition of charges, expenses, and fees in connection with the collection of delinquent real estate taxes and Lackawanna County hereby ratifies and/or authorizes the schedule of charges, expenses, and fees herein described.

Section 2. Charges, Expenses & Fees

2.1: Charges, expenses, and fees to be added, when applicable during the course of collection, to unpaid real estate taxes. Lackawanna County hereby ratifies and/or approves the following fee schedule for the collection of unpaid real estate taxes pursuant to the provisions of the MCTLA:

Interest rate pursuant to §7143 of the MCTLA: 9% per annum
(rate maintains uniformity and is identical to the currently
statutory interest rate assessed by the Tax Claim Bureau
under §5860.306(c) of RETSL)

Statutory notice of fee shifting pursuant to §7106 of the MCTLA:	\$0.16
Second notice of fee shifting pursuant to §7106 of the MCTLA:	\$1.50
Perfection and service of tax claim lien:	\$8.00
Clerk of Judicial Records filing fee for tax claim lien:	\$53.00
Clerk of Judicial Records filing fee for satisfaction of tax claim lien:	\$10.00

Section 3. Effective Date

3.1: This Ordinance shall take effect ten (10) days following enactment.

ADOPTED at a regular meeting of the Board of Commissioners of Lackawanna County
held on March 3, 2021.

COUNTY OF LACKAWANNA



DEBI DOMENICK, ESQ.



JERRY NOTARIANNI




CHRIS CHERMAK

ATTEST:



BRIAN JEFFERS
CHIEF OF STAFF

Approved as to form and legality:



FRANK J. RUGGIERO
COUNTY SOLICITOR