

9TH SENATORIAL DISTRICT  
**DOMINIC PILEGGI**

*The Majority Leader*

□ 305 MARKET STREET  
OXFORD, PA 19363  
PHONE (610) 932-2360  
FAX (610) 932-2362

□ 415 AVENUE OF THE STATES  
CHESTER, PA 19013  
PHONE (610) 447-5845  
FAX (610) 447-5848

www.senatorpileggi.com  
dpileggi@pasen.gov  
TOLL FREE 1-888-9TH-DIST

✓ THE STATE CAPITOL  
HARRISBURG, PA 17120-3009  
PHONE (717) 787-4712  
FAX (717) 783-7490


□ 100 EVERGREEN DRIVE  
SUITE 113  
GLEN MILLS, PA 19342  
PHONE (610) 358-5183  
FAX (610) 358-5184



## Senate of Pennsylvania

January 5, 2012

**TO:** All Senators

**FROM:** Senator Dominic Pileggi   
Senator Ted Erickson

**RE:** Co-Sponsorship of Legislation Requiring Environmental Remediation at Certain Sites

We plan to introduce legislation which will require that the owners of certain commercial properties conduct environmental remediation at those sites.

Specifically, this legislation will require the owners of commercial properties to conduct such remediation when the use of the site changes significantly, including one or more of the following:

- A change which results in a workforce reduction of at least 65 percent.
- A change which involves the idling and/or removal of at least 65 percent of the equipment and/or machinery on the property.
- A change which results in the number of square feet of improved, enclosed space on the property currently in productive use being reduced by at least 65 percent.

This legislation will only be implemented if the current owner of the property remains the owner. Existing law adequately addresses environmental remediation standards when a property is sold.

In situations where the owner of a commercial property significantly changes the use of that site, or discontinues productive use of the site, we believe it is good policy to require that owner to meet certain baseline environmental standards at the property similar to those which are operative upon the sale of real estate. This will help ensure that the site is left in a condition such that it can be redeveloped for productive use if the owner decides to sell or abandon the property.

If you wish to cosponsor this legislation, please contact Michelle Kreiger in Senator Pileggi's office at [mkreiger@pasen.gov](mailto:mkreiger@pasen.gov) or 787-4712.

DP/ea