

HB 2496 -- Redline

Printer's No. 3628 to Printer's No. 3381 -- An Act amending the act of July 31, 1968 (P.L.805, No.247), known as the Pennsylvania Municipalities Planning Code, in general provisions, providing for pause on data center proposals.

Deletions ~~struck~~ · Insertions underlined

~~PRIOR~~ PRINTER'S NO.

3381 ~~PRINTER'S~~ THE NO-GENERAL ASSEMBLY OF PENNSYLVANIA HOUSE BILL Session of 2026 No.

~~3628~~ INTRODUCED THE BY GENERAL FRIEL, ASSEMBLY DONAHUE, OF MULLINS, PENNSYLVANIA PIELLI, HOUSE STEELE, BILL HILL- Session EVANS, VITALI, SAPPEY, HANBIDGE, BOROWSKI, SHUSTERMAN, PASHINSKI, OTTEN AND BOYD, MAY 7, 2026 REFERRED TO COMMITTEE ON LOCAL GOVERNMENT, MAY 8, 2026 AN ACT Amending the act of No- July 31, 1968 (P.L.805, No.247), entitled "An act to empower cities of the second class A, and third class, boroughs, incorporated towns, townships of the first and second classes including those within a county of the second class and counties of the second through eighth classes, individually or jointly, to plan their development and to govern the same by zoning, subdivision and land development ordinances, planned residential development and other ordinances, by official maps, by the reservation of certain land for future public purpose and by the acquisition the use of planning practices and to promote the effectiveh utilization of renewable energy sources;

~~2496 2026 IN EVANS, VITALI, SAPPEY, HANBIDGE, BOROWSKI, SHUSTERMAN, LL- PASHINSKI, OTTEN, BOYD, BRIGGS, T-~~

~~JONES, B.~~

~~MILLER, WALSH, PUGH, COOPER AND CIRESI, MAY 7, 2026 AS REPORTED FROM COMMITTEE ON LOCAL GOVERNMENT, HOUSE OF REPRESENTATIVES, AS AMENDED, JUNE 17, 2026 AN ACT Amending the act of July 31, 1968 (P.L.805, No.247), entitled class, boroughs, incorporated towns, townships of the first and second classes including those within a county of the second class and counties of the second through eighth classes, individually or jointly, to plan their development and to govern the same by zoning, subdivision and land development ordinances, planned residential development and other ordinances, by official maps, by the reservation of certain land for future public purpose and by the acquisition of such land; to promote the conservation of energy through the use of planning practices and to promote the effective utilization of renewable energy sources;~~

~~providing for transferable courts development and rights; penalties for violations; and providing repealing for acts appropriations, and appeals parts to of courts acts, "and in penalties zoning GENERAL PROVISIONS, providing for <- violations; pause on data center proposals. and repealing acts and parts of acts," in zoning, providing for pause on data center proposals.~~

Section ~~607.1~~ 607.1. 111.

Pause on Data Center Proposals.--(a) The <- governing body of a municipality may adopt a resolution at a public meeting to impose a pause on the submission to the <- municipality of applications for data center developments under a zoning ordinance.

~~CONSIDERATION OF APPLICATIONS FOR DATA <- CENTER DEVELOPMENTS UNDER A LAND USE ORDINANCE.~~

~~DURING THE PAUSE, THE NUMBER OF DAYS PROVIDED TO SATISFY TIME LIMITS IMPOSED BY LAW IN REVIEW, HEARING AND DECISION ON AN APPLICATION RECEIVED AFTER THE EFFECTIVE DATE OF THE PAUSE SHALL BE SUSPENDED AND TOLLED AS OF THE DATE RECEIVED AND SHALL RESUME UPON THE EXPIRATION OF THE PAUSE.~~

Sec. 709 ~~Sec. 709(C.1)~~ (relating to public notice).

~~<-(c) (C) During A the MUNICIPALITY pause, MAY the NOT municipality CONSIDER may AN adopt, APPLICATION amend FOR or A repeal <- provisions DATA of CENTER a DEVELOPMENT zoning BY ordinance CHANGING relating THE to AGENDA data UNDER center 65 developments PA.C.S. in accordance with law.~~

~~Sec. An 712.1(E) application (RELATING for TO a NOTIFICATION data OF center AGENCY development BUSINESS submitted REQUIRED during AND the EXCEPTIONS), pause shall be subject to the zoning ordinance provisions as adopted, amended or repealed by the municipality under this subsection.~~

~~(e) (d) (D) AS During used the in pause, this section, the municipality term may "data adopt, center" amend shall <- mean or a repeal facility provisions or group of a facilities, zoning including LAND ancillary USE uses ordinance or relating associated structures located on the same tract or parcel of land, that are predominantly used to <- house working servers or similar data center storage developments systems in and accordance that with have law an uninterruptible energy supply or generator backup power, or both, cooling systems, towers and other temperature control infrastructure.~~

~~An Section application 2. for a data center development submitted during the pause shall be subject to the zoning LAND USE ordinance provisions as <- adopted, amended or repealed by the municipality under this subsection.~~

~~AN This APPLICATION act THAT shall I stake SUBMITTED effect TO in THE 60 MUNICIPALITY days. <- DURING THE PAUSE SHALL BE DEEMED RECEIVED THE DAY AFTER THE PAUSE ENDS.~~

~~(d) 2026 OHB 2496 PN 3381 As used in this section, the term "data center" shall <- mean a facility or group~~

~~of facilities, including ancillary uses 20260HB2496PN3628 - 2 - or associated structures located on the same tract or parcel of land, that are predominantly used to house working servers or similar data storage systems and that have an uninterruptible energy supply or generator backup power, or both, cooling systems, towers and other temperature control infrastructure.~~

~~(E) AS USED IN THIS SECTION, THE FOLLOWING WORDS AND PHRASES ~~---~~ SHALL HAVE THE MEANINGS GIVEN TO THEM IN THIS SUBSECTION UNLESS THE CONTEXT CLEARLY INDICATES OTHERWISE:~~

~~"DATA CENTER." ALL OR PART OF A FACILITY COMPOSED OF ONE OR MORE BUSINESSES, OWNERS OR TENANTS, AND THAT:~~

~~(1) IS PREDOMINANTLY USED TO HOUSE WORKING SERVERS OR SIMILAR DATA STORAGE SYSTEMS;~~

~~(2) HAS AN UNINTERRUPTIBLE ENERGY SUPPLY OR GENERATOR BACKUP POWER, OR BOTH, COOLING SYSTEMS, TOWERS OR OTHER TEMPERATURE CONTROL INFRASTRUCTURE;~~

~~OR (3) HAS A PEAK DEMAND OF 25 MEGAWATTS OR GREATER.~~

~~"MUNICIPALITY." THE TERM INCLUDES A CITY OF THE FIRST CLASS.~~

~~--- Section 2.~~

~~This act shall take effect in 60 days ~~---~~ IMMEDIATELY.~~

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