PA STATE PARKS LEASED CAMPSITE PROGRAM

INFORMATION FOR REALTORS

When buying or selling a cabin on leased state park land, there are a few things that make it different from a typical sale. The buyer needs to be aware of these factors before they agree to purchase.

A state park leased campsite is a small parcel of state park land (approximately ¼ acre) that is leased to an individual or to a group of individuals to maintain a cabin for recreational purposes. The parcel of land remains the Commonwealth of Pennsylvania's property. The cabin structure is the private property that is being sold, not the lease.

Buying a cabin and securing a lease with the Commonwealth are two separate actions. The lease does not come with the structure. Attempts to transfer the existing lease should begin before the sale of the cabin takes place.

The Commonwealth cannot guarantee that a lease will be issued to the new owner of the cabin.

Leases are executed with a single person, an individual and their spouse, or a formally organized corporation, association, partnership, trust, club or group.

Requirements to Own a Leased Campsite in Pennsylvania

- Only Pennsylvania residents over the age of 18 will be considered for a lease.
- The lease campsite cannot be used as a permanent residence.
- The lessee may not run a business or any commercial activity out of the cabin.
- A person may only hold one state park campsite lease.

Financial Responsibilities

Any back rental payments or back property taxes owed by the previous owner will become the responsibility of the new owner. The buyer should determine if any rental payments or taxes remain unpaid before purchasing a cabin.

It is the new owner's responsibility to notify the local tax office of the change in ownership. Failure to pay the local taxes is sufficient cause for the department to terminate the lease.

Assignment or Transfer of a Lease

The process to transfer a lease starts with contacting the state park office where the campsite is located. The lease campsite administrator can help you with the proper forms to be completed. Once the completed paperwork is received by the park office, it could take 4-6 weeks until a new lease is executed. This is important to note and should be considered when negotiating the sale of the cabin.

Campsite Inspections

Before the campsite lease can be transferred, an inspection is done to note any corrective measures needed to bring the campsite up to Department standards. The buyer and seller may negotiate who will be responsible to complete any corrective measures. Outstanding items/issues shall be addressed before the new lease is executed.