



The Portnoff Reporter

Summer 2025

WE MAKE IT EASIER FOR PEOPLE TO PAY THEIR DELINQUENT ACCOUNTS!

One of the key advantages of using Portnoff Law Associates to collect your delinquent accounts is our commitment to making it easier for property owners to resolve their obligations. Many people welcome the opportunity to pay over time. With client approval, we will offer enhanced payment flexibility and a variety of convenient options. For property owners seeking to bring their accounts current, Portnoff simplifies the payment process through the following solutions:

(1) Flexible Payment Plans. With over 90 employees, Portnoff provides personalized attention to each account. Property owners are advised of payment plans based on parameters established by the client. Typical plan parameters permit three months for balances over \$500 and six months for balances over \$1,500.

(2) Hardship Program. Portnoff offers a hardship program for owner-occupants experiencing financial difficulties. Eligible property owners must complete an application detailing their income and expenses. Portnoff asks the property owner to propose a payment plan, which Portnoff evaluates based on the balance due and the owner's financial situation. Often, the proposed plan is accepted, allowing the debt to be paid over an extended period without additional fees or costs.

(3) Online Access to Account Information. Property owners have 24/7 access to their account information through Portnoff's website and can make payments online.

Portnoff's initial correspondence to the property owner is a validation notice, which carries a cost of only \$25. For property owners who typically pay their bills on time and whose delinquency was an oversight, this low-cost notice allows for a quick resolution without significant financial burden.

If you are interested in learning how Portnoff can help facilitate payment of your delinquent real estate taxes and utility fees, we would be happy to schedule a meeting or call at your convenience.



PORTNOFF
LAW ASSOCIATES, LTD.

In This Issue

By the Numbers	3	In Person/In Print	2
Employee Spotlight.....	2	Legislative Update.....	3
Hello Northumberland	3	New Clients	3
Hiring Portnoff	3	Sponsorships.....	2

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The Portnoff Reporter

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In Person

**Apr.
2025**

Portnoff attorneys Jason Leininger and Kevin Buraks presented a session at the GFOA-PA Annual Conference in Lancaster on April 27 titled: “Proven Strategies to Increase Delinquent Collections.”

**June
2025**

Portnoff was an exhibitor at the Pennsylvania State Association of Boroughs (PSAB) Annual Conference in Hershey on June 1-4.

**Sept
2025**

Attorney Buraks will be speaking at the 2025 Pennsylvania Municipal Authorities Association (PMAA) Annual Conference at the Wind Creek Bethlehem on September 8 at 2:00 p.m. on the topic: “Proven Strategies to Increase Delinquent Collections and Navigate Bankruptcy.”

In Print

**Apr.
2025**

Attorney Kevin Buraks was quoted extensively in the article “Got Delinquent Accounts? Try These Ways to Make Them Pay” published in the April 2025 edition of Pennsylvania Township News.

Sponsorships

**July
2025**

Portnoff Law Associates is proud to sponsor PASBO’s annual Steel Eagle Leadership Institute at the Omni Springs Resort in Bedford, PA.

If you are interested in having Portnoff Law Associates make a presentation at your next conference or event, please contact us at (484) 690-9332 or kburaks@portnoffonline.com.



Employee Spotlight

David Dugan, Esquire

Joining Portnoff Law Associates in 2015, David Dugan is the team attorney for the firm’s clients in Lackawanna, Luzerne, Wayne, and Wyoming Counties. David primarily works out of the firm’s Allentown office and knows this part of the state well, as he is a lifelong resident of the Lehigh Valley and a proud product of the Parkland School District.

David enjoys the relationships he has built with his clients over the years. “I take satisfaction in working closely with my clients to collect delinquencies in a way that is both efficient and respectful to the client’s constituents.” David also handles much of the litigation in the Courts of Common Pleas throughout the state on behalf of PLA’s clients. David works hard to ensure that PLA’s clients are well-represented in court, and he strives to achieve fair resolutions of contested matters.

David graduated Magna Cum Laude from Penn State University with a B.A. in History and attended Villanova University School of Law where he was a Dean’s Merit Scholarship recipient. After graduating from college, David worked in the accounting department of a third-party logistics company where he had primary audit responsibility for inbound invoices. During law school, David participated in the Federal Tax Clinic where he represented indigent taxpayers in various federal tax proceedings.

David is licensed to practice law in Pennsylvania and is a member of both the Lehigh County and Northampton County Bar Associations. In his free time, David enjoys rock climbing, running, and spending time with his family and two dogs.

Legislative Update

HB 1308 Stormwater Fees

House Bill 1308 amends Titles 27 (Environmental Resources) and 53 (Municipalities Generally) of the Pennsylvania

Consolidated Statutes, providing for storm water management and, in municipal authorities, further providing for definitions and for purposes and powers.

Many Pennsylvania municipalities have started to charge property owners for stormwater fees to cover the costs required to meet state and federal clean water requirements. The Pennsylvania General Assembly has expressly granted permission to municipalities and municipal authorities to assess stormwater fees. Nonetheless, the Commonwealth has refused to pay stormwater fees on property that it owns, arguing that the assessments are a local tax, to which Commonwealth agencies are immune.

As per the Co-Sponsorship Memo submitted with HB 1308, “The stormwater fee is based on the impervious area a property has, which directly contributes to the amount of stormwater runoff that must be managed and the overall demand on the system. It is reasonably proportional to the cost of services rendered. The stormwater fee is not a property tax that can be used for general purposes of a local government body, therefore tax-exempt properties, including Commonwealth properties, should be held responsible for paying the user fee.”

The purpose of HB 1308 is to ensure that the Commonwealth will pay its fair share of stormwater costs incurred by municipalities and authorities. The Bill’s sponsors assert that the “Commonwealth’s failure to pay its fair share for the user fee that has been permitted by state and federal governments will adversely impact other ratepayers.” HB 1308 was referred to the Local Government Committee on April 28, 2025 and re-committed to the Rules Committee on June 11, 2025.

By The Numbers

79%	79% of Portnoff’s tax clients saw a reduction in the number of delinquent real estate tax accounts after hiring Portnoff (as of 12/31/24).
60%	Among tax clients who experienced a reduction in delinquent accounts after engaging Portnoff, 60% saw a decrease of more than 20% in their delinquent accounts (as of 12/31/24). For every taxpayer who subsequently pays their tax bill on time, the taxing authority avoids incurring the county’s 5% commission fee, resulting in meaningful cost savings.

New Clients

PLA was hired by 21 new clients in 2024:

Capital Region Water (Dauphin Co.)
Conneaut Lake Joint Mun. Authority (Crawford Co.)
East Hanover Twp. Municipal Authority (Dauphin Co.)
Elmhurst Township Sewer Authority (Lackawanna Co.)
Emmaus Borough (Lehigh Co.)
Folcroft Borough (Delaware Co.)
Hatboro Borough (Montgomery Co.)
Highspire Borough (Dauphin Co.)
Lower Macungie Township (Lehigh Co.)
Lower Paxton Township (Dauphin Co.)
Lower Paxton Township Authority (Dauphin Co.)
Lower Swatara Twp. Municipal Authority (Dauphin Co.)
McAdoo Borough (Schuylkill Co.)
New Philadelphia Borough (Schuylkill Co.)
Norristown Stormwater Authority (Montgomery Co.)
Owen J. Roberts School District (Chester Co.)
South Londonderry Twp. Mun. Authority (Lebanon Co.)
Springettsbury Township (York Co.)
Steelton Borough Stormwater Authority (Dauphin Co.)
West Earl Township (Lancaster Co.)
West Middlesex Area School District (Mercer Co.)

Hello Northumberland County!

Portnoff Law Associates is excited to have its first client in Northumberland County! PLA was hired by the Point Township Sewer Authority to collect its delinquent sewer fee accounts. Portnoff Law Associates now collects delinquent accounts across the commonwealth in 31 Pennsylvania counties.

Hiring Portnoff

Portnoff Law Associates represents over 200 townships, boroughs, cities, school districts, and municipal authorities across 31 Pennsylvania counties. PLA’s proven collection process can be tailored to meet your specific collection needs, and we are available to meet with you to discuss the benefits of our services. If you are interested in learning more about how PLA can help maximize your delinquent collections at minimal cost to your municipality, please contact us at (800) 561-7989 or kburaks@portnoffonline.com.



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PORTNOFF LAW ASSOCIATES HELPS ITS MUNICIPAL CLIENTS ACCELERATE THE COLLECTION OF THEIR DELINQUENT ACCOUNTS WHILE PROVIDING PROPERTY OWNERS WITH MORE PAYMENT OPTIONS AND FLEXIBILITY.

With 35 years of collection experience, Portnoff Law Associates represents over 200 municipalities, school districts and municipal authorities across 31 Pennsylvania counties in the collection of the following types of delinquent accounts:

- Real Estate Taxes
- Sewer Fees
- Abatement of Nuisance Charges
- Trash Fees
- Water Bills and Tapping Fees
- Stormwater Fees



Michelle Portnoff, President
Portnoff Law Associates

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