# About Page HTML

The arbitration system in Allegheny County is compulsory non-binding arbitration with a ceiling of $50,000 on civil damage awards.

<span style="color: #ff0000;"><a class="button--maroon" href="https://wwwdev75.alleghenycourts.us/civil/forms/arbitration/">Forms</a></span>

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<h2>Board of Viewers</h2>

The Board of Viewers of Allegheny County conciliates and hears the appeals of residential and commercial real estate property tax assessment dispositions from the Board of Property Assessment Appeals and Review. Decisions from the Board of Viewers may be appealed to a judge of the Court of Common Pleas. The Board of Viewers is also tasked with being the first quasi-judicial body to adjudicate Eminent Domain cases filed in Allegheny County. Appeals from the award of the panel of Viewers may be filed with the Court of Common Pleas where a judge will conduct a <em>de novo</em> (new) jury trial

<a class="button--maroon" href="https://wwwdev75.alleghenycourts.us/civil/local-rules-department-procedures-standard-operating-procedures/frequently-asked-questions/">FAQS</a>

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<h2>Calendar Control</h2>

Calendar Control is responsible for scheduling general trial matters including jury and non-jury cases and pretrial and general argument lists. Statistics and dispositions relating to the Civil Division are also recorded by this office.

<a class="button--maroon" href="https://apps.alleghenycourts.us/Civil/CaseScheduling.aspx">Scheduled Case Search</a>

<a class="button--maroon" href="https://wwwdev75.alleghenycourts.us/civil/local-rules-department-procedures-standard-operating-procedures/frequently-asked-questions/">FAQS</a>

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<h2>Commerce and Complex Litigation Center</h2>

The types of cases that may be assigned to the Center fall into two major categories: Commerce or Complex Litigation. The Commerce category is subject-matter based. The Complex Litigation category is based on the complexities of the case.

<a class="button--maroon" href="https://wwwdev75.alleghenycourts.us/civil/local-rules-department-procedures-standard-operating-procedures/commerce-complex-litigation/">Procedures</a>

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<h2>Discovery</h2>

Local Rule 208.3(a)(4) identifies all matters that the Discovery Motions Judge shall hear for cases on the General Docket, Arbitration and all other cases not specifically assigned to a particular Judge.

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<h2>General Motions</h2>

General Motions is responsible for conducting motions and preliminary objections in most general docket cases.

<a class="button--maroon" href="https://wwwdev75.alleghenycourts.us/civil/local-rules-department-procedures-standard-operating-procedures/general-motions/">Forms - More Information</a>

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<h2>Housing Court</h2>

The Housing Court Help Desk is tasked with assisting litigants involved in landlord/tenant appeals from magisterial district judge decisions in cases involving residential property.

<span style="color: #ff0000;"><a class="button--maroon" href="https://wwwdev75.alleghenycourts.us/civil/forms/housing-court/">Forms</a></span>

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<h2>Mortgage Foreclosure Program</h2>

The residential Mortgage Foreclosure Program is a collaborative effort between public and private sector entities to address property foreclosures in Allegheny County. Providing a unified process for the amicable resolution of foreclosure proceedings through court intervention, counseling, and conciliation is the primary focus of the program.

<a class="button--maroon" href="https://wwwdev75.alleghenycourts.us/civil/local-rules-department-procedures-standard-operating-procedures/mortgage-foreclosure-program/">Procedures</a>

Housing Court Forms HTML

<ul>

 <li><a href="/wp-content/uploads/2022/04/10\_Day\_Notice\_Failure\_to\_Pay\_into\_Escrow.pdf">10 Day Notice Failure to Pay into Escrow</a> (Revised 7/24/20)</li>

 <li><a href="/wp-content/uploads/2022/04/Electronic\_Ten\_Day\_Notice\_Failure\_to\_File\_Answer.pdf">10 Day Notice Failure to File Answer</a> (Revised 12/14/20)</li>

 <li><a href="/wp-content/uploads/2022/04/Electronic\_Ten\_Day\_Notice\_Failure\_to\_File\_Complaint.pdf">10 Day Notice Failure to File Complaint</a> (Revised 12/14/20)</li>

 <li><a href="/wp-content/uploads/2022/04/Agency\_Referral\_List.pdf">Agency Referral List</a> (Revised 12/14/20)</li>

 <li><a href="/wp-content/uploads/2022/04/Affidavit\_of\_Failure\_to\_Vacate\_Rev\_Oct\_2021.pdf">Affidavit of Failure to Vacate</a> (Revised 10/22/21)</li>

 <li><a href="/wp-content/uploads/2022/04/Affadavit-of-No-Rent.pdf">Affidavit of No Rent</a> (Revised 7/21/20)</li>

 <li><a href="/wp-content/uploads/2022/04/Answer-and-Counterclaim.pdf">Answer and Counterclaim</a> (Revised 7/21/20)</li>

 <li><a href="/wp-content/uploads/2022/04/Arbitration-Adjournment-Form.pdf">Arbitration Adjournment Form</a> (Revised 7/21/20)</li>

 <li><a href="/wp-content/uploads/2022/04/Blank-Landlord-Tenant-Motion-Form-2-Rev-4-2021.pdf">Blank Landlord Tenant Motion</a> (Revised 3/9/22)</li>

 <li><a href="/wp-content/uploads/2022/04/Domestic\_Violence\_Affidavit\_Rev\_Oct\_2021.pdf">Domestic Violence Affidavit</a> (Revised 10/22/21)</li>

 <li><a href="/wp-content/uploads/2022/04/Emergency-Motion-to-File-Late-Appeal-Form-4-Rev-4-2021.pdf">Emergency Motion to File Late Appeal</a> (Revised 3/9/22)</li>

 <li><a href="/wp-content/uploads/2022/04/ERAP\_Award\_Letter\_Rev\_Oct\_2021.pdf">ERAP Award Letter</a> (Revised 10/22/21)</li>

 <li><a href="/wp-content/uploads/2022/04/Landlord-Complaint-FINAL.pdf">Landlord Complaint</a> (Revised 10/22/21)</li>

 <li><a href="/wp-content/uploads/2022/04/Master\_Motion\_Form.pdf">Master Motion Form</a> (Revised 3/9/22)</li>

 <li><a href="/wp-content/uploads/2022/04/Mediation-Request-with-Info-Sheet-Form-5-Rev-4-2021.pdf">Mediation Request with info sheet</a> (Revised 4/22/21)</li>

 <li><a href="/wp-content/uploads/2022/04/Motion-to-Establish-or-Change-Escrow-Payments-Form-8-Rev-4-2021.pdf">Motion to Establish or Change Escrow Payments</a> (Revised 3/9/22)</li>

 <li><a href="/wp-content/uploads/2022/04/Motion-for-Extension-to-Pay-Rent-into-Escrow-Form-6-Rev-4-2021.pdf">Motion for Extension to Pay Rent Into Escrow</a> (Revised 3/9/22)</li>

 <li><a href="/wp-content/uploads/2022/04/Motion-for-Extension-to-Obtain-Supersedeas-Form-3-Rev-4-2021.pdf">Motion for Extension to Obtain Supersedeas</a> (Revised 3/9/22)</li>

 <li><a href="/wp-content/uploads/2022/04/Motion-to-Gain-Re-Entry-Form-10-Rev-4-2021.pdf">Motion to Gain Re-entry</a> (Revised 3/9/22)</li>

 <li><a href="/wp-content/uploads/2022/04/Electronic\_Motion\_to\_Reinstate\_Supersedeas.pdf">Motion to Reinstate Supersedeas</a> (Revised 3/9/22)</li>

 <li><a href="/wp-content/uploads/2022/04/Motion-to-Release-Escrow-Funds-Upon-Conclusion-of-Case-Form-11-Rev-4-2021.pdf">Motion to Release Escrow Funds Upon Conclusion of Case</a> (Revised 3/9/22)</li>

 <li><a href="/wp-content/uploads/2022/04/Motion-to-Release-Escrow-Funds-While-Litigation-Pending-Form-12-Rev-4-2021.pdf">Motion to Release Escrow Funds While Litigation Pending</a> (Revised 3/9/22)</li>

 <li><a href="/wp-content/uploads/2022/04/Motion-to-File-Late-Appeal-Form-9-Rev-4-2021.pdf">Motion to File Late Appeal</a> (Revised 3/9/22)</li>

 <li><a href="/wp-content/uploads/2022/04/Petition-to-File-in-Forma-Pauperis.pdf">Petition to File in Forma Pauperis</a> (Revised 7/21/20)</li>

 <li><a href="/wp-content/uploads/2022/04/Petition-to-Open-Default-Judgment-for-Failure-to-Plead-Form-13-Rev-4-2021.pdf">Petition to Open Default Judgment for Failure to Plead</a> (Revised 3/9/22)</li>

 <li><a href="/wp-content/uploads/2022/04/Motion-for-Post-Trial-Relief-Failure-to-Apr-at-Arb-Hrg-Form-7-Rev-4-2021.pdf">Motion for Post Trial Relief–Failure to Apr at Arb Hrg</a> (Revised 3/9/22)</li>

 <li><a href="/wp-content/uploads/2022/04/Praecipe\_for\_Hearing-1.pdf">Praecipe to Schedule an Arbitration Hearing-Landlord/Tenant Cases</a></li>

 <li><a href="/wp-content/uploads/2022/04/Statutory-Appeal-Instructions.pdf">Statutory Appeal Instructions</a> (Revised 7/21/20)</li>

 <li><a href="/wp-content/uploads/2022/04/Statutory\_Appeal\_Form.pdf">Statutory Appeal Form</a> (Revised 7/24/20)</li>

 <li><a href="/wp-content/uploads/2022/04/Tenants\_Affidavit.pdf">Tenants Affidavit</a> (Revised 7/24/20)</li>

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