

RULE L1301 ARBITRATION.

(a) These rules apply to all civil actions or issues that shall be submitted to compulsory arbitration pursuant to §7361 of the Judicial Code, 42 Pa.C.S.A. § 7361, and Pa.R.C.P. No. 1301, et. seq.

(b) A board of arbitrators, consisting of three (3) members of the bar actively engaged in the practice of law primarily in Butler County and selected as hereinafter provided, shall decide the following matters:

(1) All civil actions, as defined by Pa.R.C.P No. 1001(b)(1), for money damages where the amount at issue is within the statutory arbitration limits, as provided by law and/or order of Court. See 42 Pa.C.S.A. § 7361. The court has established the arbitration limits for Butler County for compulsory arbitration at Thirty-Five Thousand (\$35,000.00) Dollars. The amount at issue shall be determined from the pleadings, by agreement of the parties, or by the Court;

(2) All civil actions, where no appearance has been entered and the plaintiff desires to have damages assessed in an amount not to exceed the arbitration limits;

(3) All appeals from a civil judgment of the magisterial district court, except judgments for possession of real property;

(4) By agreement of reference signed by the parties or their counsel. Such agreement shall define the issues and contain such stipulation as to facts, admissions, waivers of defenses, or proofs as are agreed upon. The parties may agree to extend the Arbitration jurisdictional limits for a case up to \$50,000. Such agreement must be by all parties and approved by the court.

(c) These Rules shall not apply to the following actions:

- (1) Action in ejectment;
- (2) Action in quiet title;
- (3) Action in replevin – except by Order of Court;
- (4) Action in mandamus;
- (5) Action in quo warranto;
- (6) Action in mortgage foreclosure;
- (7) Action upon ground rent;
- (8) Action in foreign attachment; or
- (9) Action for fraudulent debtors attachment

(Adopted 2009)