

Pennsylvania Association of Realtors® - APRIL 2024 Capitol Report

MCOCA Legislation Advances in Pennsylvania Senate

Legislation clarifying the Municipal Code and Ordinance Compliance Act passed a major hurdle this week. The Pennsylvania Senate Urban Affairs and Housing Committee unanimously passed **House Bill 1567** (Malagari, D-Montgomery) on Wednesday.

The bill, which addresses permits that municipalities can issue when properties with tenants in place change hands, is a priority bill for PAR. HB 1567 was one of three bills to be considered by the senate committee but the only one to enjoy unanimous support due to PAR Advocacy Department efforts. This legislation previously passed out of the Pennsylvania House of Representatives during the fall of 2023.

HB 1567 now awaits full consideration from the Senate, which if passed would then be sent to the governor to sign into law. Given the limited number of days of Senate session and proximity to the June budget season, it appears that late spring or early summer would be the earliest the chamber would bring the legislation up for a vote.

Please ask your state senator to bring HB 1567 to a vote.

PA Flood Insurance Premium Assistance Task Force

The PA Flood Insurance Premium Assistance Task Force met in Yardley on April 3. During the meeting, area stakeholders, local municipal officials, the Pennsylvania Emergency Management Agency and the Federal Emergency Management Agency presented on flood mitigation efforts and issues with flood-related programs. Task force staff hopes to have draft recommendations for the task force for the next meeting in May.

Pennsylvania Primary Election – April 23

The 2024 primary election is fast approaching on April 23. Across Pennsylvania, voters will go to the polls to cast votes for candidates for U.S. President, Senate and U.S. Congress as well as candidates for the Pennsylvania Senate and House. The General Assembly has 17 open seats and 24 incumbent legislators with primary election challengers. All 17 sitting U.S. congressmen are also seeking re-election this cycle.

The Pennsylvania Realtors® Political Action Committee launched a tool on the PAR website that highlights the candidates RPAC has endorsed for the primary election. Check out the **RPAC Election Guide** and see the candidates RPAC is supporting in your legislative districts.

Please note: PA RPAC makes endorsement decisions in state legislative races where the seat is open or if a sitting incumbent has a primary election challenger. The PA RPAC Trustees will be meeting again later this year to make additional endorsement decisions for the general election in November.