

# **Pennsylvania Association of Realtors® - August 2024 Capitol Report**

## **Legislative Update - Fall Session Preview**

As the summer recess begins to wind down, the General Assembly is gearing up for the fast-approaching final fall session days to wrap up the 2023-2024 legislative session. The Pennsylvania Senate is slated to meet for 14 days, and the House is scheduled for 11 days.

Before the General Assembly can convene this fall, a special election on Sept. 17 must occur to replace the seats vacated by Reps. Donna Bullock (D-Philadelphia) and Stephen Kinsey (D-Philadelphia).

With a major priority in Senate Bill 1173 (Stefano, R-Fayette) signed into law by the governor, PAR continues to advocate for another key priority piece of legislation, House Bill 1567 (Malagari, D-Montgomery).

HB 1567 amends the Municipal Code and Ordinance Compliance Act to better define temporary use certificates related to renter-occupied properties that are transferring ownership and subject to use and occupancy inspections and permits. The bill clarifies that temporary use certificates can still be issued ensuring existing renters are not displaced due to minor code violations.

HB 1567 unanimously passed the House of Representatives and was approved by the Senate Urban Affairs Committee prior to the summer recess. The legislation now awaits final consideration by the full Senate.

This bipartisan, commonsense approach ensures that property transfers can still occur, and renters are not displaced, while still ensuring any code violations are corrected. PAR will continue to work for final passage when the Senate returns to session in September.

## **Advocacy Virtual Training**

With fall and election season right around the corner, PAR's Advocacy team is hosting fall sessions of its Advocacy Virtual Training Sessions.

Oct. 23, 10 a.m.: RPAC Fundraising - Learn about the critical role RPAC plays in PAR's Advocacy efforts and how you can be an advocate and champion for RPAC.

Nov. 15, 10 a.m.: Elections Recap & Legislative Process - Learn the ins and outs of Pennsylvania's legislative process and receive a recap of the 2024 general election from PAR's Advocacy Managers Jeff Dempsey and Marcus Huertas.

Register now or learn more about Advocacy Virtual Training Sessions by visiting the Advocacy Virtual Training page on PAR's website.