

# Pennsylvania Association of Realtors® - December 2024 Capitol Report

## **Realtor® Champions in Leadership Roles**

Multiple Realtor® champions have ascended to top leadership roles within the Pennsylvania General Assembly.

In the weeks following a general election, the parties of the Pennsylvania House of Representatives and Senate convene closed-door meetings to elect who will serve on their respective leadership teams for the next legislative session.

Strong Realtor® champions have clinched top leadership spots in both houses (complete list below). Each of the four leadership teams has at least one legislator who also serves on PAR's Real Estate Caucus. Finally, the new policy chair for the Senate Democrats is PAR and Greater Lehigh Valley Realtors® member, Sen. Nick Miller (D-Lehigh).

The strong relationship between these new slates of leaders and Pennsylvania Realtors® comes from intensive grassroots efforts, strategic decisions made by RPAC trustees and PAR's Legislative Committee and the tireless efforts of PAR's Advocacy Department.

### **PA House Democratic Caucus**

Speaker – Joanna McClinton (Philadelphia)

Leader – Matt Bradford (Montgomery)

Whip – Mike Schlossberg (Lehigh)

Appropriations – Jordan Harris (Philadelphia)

Caucus Chair – Rob Matzie (Beaver)

Caucus Administrator – Leanne Krueger (Delaware)

Caucus Secretary – Tina Davis (Bucks)

Policy Chair – Ryan Bizarro (Erie)

### **PA House Republican Caucus**

Leader – Jesse Topper (Bedford)

Whip – Tim O'Neal (Washington)

Appropriations – Jim Struzzi (Indiana)

Caucus Chair – Martina White (Philadelphia)

Caucus Administrator – Sheryl Delozier (Cumberland)

Caucus Secretary – Clint Owlett (Bradford/Tioga)

Policy Chair – Dave Rowe (Snyder)

### **PA Senate Republican Caucus**

President Pro Tempore – Kim Ward (Westmoreland)

Leader – Joe Pittman (Indiana)

Whip – Ryan Aument (Lancaster)

Appropriations – Scott Martin (Lancaster)

Caucus Chair – Kristin Phillips-Hill (York)

Caucus Administrator – Lisa Baker (Luzerne)

Caucus Secretary – Camera Bartolotta (Beaver)

Policy Chair – Dan Laughlin (Erie)

### **PA Senate Democratic Caucus**

Leader – Jay Costa (Allegheny)

Whip – Tina Tartaglione (Philadelphia)

Appropriations – Vincent Hughes (Philadelphia)

Caucus Chair – Maria Collett (Montgomery)

Caucus Administrator – Judy Schwank (Berks)

Caucus Secretary – Steve Santarsiero (Bucks)

Policy Chair – Nick Miller (Lehigh)

### **MCOCA Amendments Now in Effect**

Amendments to the Municipal Code and Ordinance Compliance Act that were signed into law as Act 93 of 2024 earlier this year are now in effect.

The Pennsylvania Association of Realtors® strongly advocated for these amendments which address multifamily property transfers involving tenant-occupied units as well as clarifying that municipal authorities also must abide by the requirements of MCOCA.

MCOCA is an important state statute that applies to both residential and commercial property sales, ensuring that transfers are not arbitrarily halted due to minor code violations.

To read more about MCOCA, visit the [PAR website](#).

### **Legal Corner: Wholesaling Updates**

Starting in January 2025, Pennsylvania will begin requiring anyone conducting residential wholesaling to hold a real estate license.

PAR Chief Legal Officer Hank Lerner, Assistant General Counsel Desiree Brougher, Associate Counsel Kacy Clouser and Advocacy Managers Jeff Dempsey and Marcus Huertas will discuss the law change, required disclosures and frequently asked questions. Register online to attend.

### **Legislation Tracking**

View [the list of state legislation](#) that PAR is currently monitoring.