

Pennsylvania Association of Realtors® - January 2025

Capitol Report

Pennsylvania General Assembly Begins New Legislative Session

The 2025-2026 legislative session officially began on Tuesday as lawmakers took their oaths of office. Families and supporters of legislators gathered at the capitol to witness 252 members of the assembly vow to uphold the constitution. The absence of state Rep. Matt Gergely (D-Allegheny) due to a severe medical condition suffered over the holidays cast a stark reminder of the slim, one-seat majority the Democrats have in the House.

Ultimately the leaders of both parties came together and achieved goals of electing a speaker and passing a rules package. Rep. Joanna McClinton (D-Philadelphia) will retain her speakership, and a rules package was amended and passed.

Of note in the rules package is the addition of new committees and more minority party representation on committees.

Later in the day the press reported on the list of committee chairmen. Of note for PAR, long-time Realtor® champions Reps. Brandon Markosek (D-Allegheny) and Frank Burns (D-Cambria) will chair the House Housing and Community Development and Professional Licensure committees respectively.

Wholesaling Legislation Takes Effect

The PAR legislative priority of 2024 takes effect this month. Senate Bill 1173 of 2024 (Stefano, R-Fayette) became effective on Jan. 4, 2025. In June 2024, hundreds of Realtors® came to the Pennsylvania Capitol to advocate for the passage of SB 1173. This bill defined and addressed residential wholesaling. Due to extensive work by PAR and legislative staff, the bill passed through both chambers in rapid time. The bill was signed into law by Gov. Shapiro in July and became Act 52 of 2024.

In anticipation of the law's impact on the market, PAR's Law and Policy and Advocacy departments hosted a webinar on Wednesday which had over 1,600 registrants.

During the webinar, Advocacy Managers Marcus Huertas and Jeff Dempsey outlined how members who encountered the practice were able to bring attention to the issue and how the advocacy team was able to work with legislative champions to amend the licensing act to bring about uniformity, transparency and accountability.

Then the Law and Policy department discussed what resources would be available for members to utilize to act within the parameters of Act 52. Check out [JustListed](#) and [PAR's website](#) to learn more.

PAR Campaign School

Considering a run for a local elected office? The Pennsylvania Realtor® Campaign School helps you prepare for a successful run for office and helps you gain a competitive edge over your opponents. These sessions are designed for interested candidates, campaign team staff and those interested in the democratic process of elections.

The next session, Nomination Petitions, will be held on Jan. 15, 2025, at 10 a.m. The class is a must for any Realtor® thinking about running for local office. Getting on the ballot is the first big step in any campaign, and this class will break it all down for you. You'll learn everything you need to know about circulators, signers and filing procedures so you can avoid mistakes. Local governments make decisions every day that affect the real estate industry, private property rights and homeownership. It's time for Realtors® to have a stronger voice in those conversations. This class will help you take that first step with confidence.

Registration for all sessions is now open. If you have questions, please contact [Chuck Liedike](#).

2025 Advocacy Virtual Training

Registration is now open for PAR's first Advocacy Virtual Training session of 2025! PAR's Advocacy Virtual Trainings give members the tools they need to engage in PAR's advocacy efforts and help them better represent the industry. Now in a virtual format, members will be able to attend shorter, one-hour sessions, each focused on different aspects of our advocacy program.

Feb. 13: RPAC Campaigns & Elections – Learn how RPAC supports candidates for state elections and how members play a critical role in this process.

Visit the [Advocacy Virtual Training page](#) on PAR's website to register.

Legislation Tracking

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