

# Pennsylvania Association of Realtors® - July 2025

## Capitol Report

### Key Legislation Advancing in the Pennsylvania General Assembly

As the Pennsylvania General Assembly continues to traverse through a lengthened budget season, a key piece of legislation for the Pennsylvania Association of Realtors® is making its way through the legislative process. [Senate Bill 838](#), introduced by Sen. Lynda Schlegel-Culver (R, Northumberland), amends the Private Licensed Schools Act to exempt real estate and appraiser education providers from the definition of “private licensed schools.”

In 2024, PAR was made aware that real estate education providers might be subject to the Private Licensed Schools Act under the purview of the Department of Education based on the definitions outlined in the Act and a lack of specific exemptions. Real estate education providers are already subject to regulation by licensing boards under the Department of State. Application of the Private Licensed Schools Act would result in duplicative regulation, drastically increasing the time and cost for real estate education providers.

SB 838 was voted unanimously out of Senate Education on June 10 and was subsequently voted unanimously out of the Senate on June 24. The bill was then unanimously approved out of the House Professional Licensure Committee on June 30 and currently awaits consideration before the House.

As the budget conversations continue to progress, PAR will continue to advocate for members, consumers and the industry across the commonwealth.

### Realtor® Day on the Hill Another Success

PAR's annual [Realtor® Day on the Hill](#) event was another show of force that displayed Realtors®' strong connection to lawmakers and the legislative process. Over 200 Realtors® from across the commonwealth came to Harrisburg in June to meet with legislators in both chambers to discuss a series of bills the Legislative Committee has supported. Realtor® members set up private meetings with over a third of the entire general assembly, including meetings with key leaders in both chambers.

Aside from real estate's impact on Pennsylvania's economy and the general state of the housing market, members spoke about several bills the association is supporting. Two specific bills that had originated in the Pennsylvania House of Representatives actually passed out of the Chamber on the day of members' arrival in Harrisburg. One bill of particular significance, [Senate Bill 838](#) (Culver, R-Northumberland), was unanimously approved by the Senate the same day members were at the Capitol advocating for its passage.

## DEP Launches New Expedited Permitting Program

The Pennsylvania Department of Environmental Protection has launched a permit modernization effort. The Streamlining Permits for Economic Expansion and Development - dubbed SPEED - is now accepting applications.

This program offers an expedited review process for eligible permits by utilizing external, qualified professionals. The professionals conduct an initial review of permit applications. DEP or a delegated county conservation district (CCD) then decides on the permit application based on the qualified professional's review of the application.

Some of the eligible types of permit requests include air quality plan approvals, earth disturbance permits, individual water obstruction and encroachment permits, dam safety permits and oil and gas erosion and sediment control general permits.

DEP has provided resources on its website to help applicants determine if they are eligible for permit review under the SPEED program. Prior to applying for permit approval, applicants can complete the SPEED Program Intake form to determine if their permit application meets the criteria for review under the SPEED program.

To learn more about DEP's SPEED Program, [visit DEP's website.](#)

## Legislation Tracking

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