

Pennsylvania Association of Realtors® - Capitol Report

July 2023

New PA Budget in Limbo After Passing Both Senate and House

The PA General Assembly has passed a budget, though the future remains uncertain amid procedural issues and the lack of additional code legislation. The legislature has passed what is known as the general appropriations bill. This legislation serves as the backbone of the Pennsylvania budget and delineates the amount of money that goes to various programs and entities. This legislation not only serves as a road map but in the event of existing programs that have not changed, it allows those programs to continue operating. While this bill passed, the Pennsylvania Senate is still in possession of “code bills” which are pieces of legislation that tweak existing statutes, such as the tax and fiscal codes, to reflect how new programs should operate.

The passage of the budget came after negotiations broke down between the governor, the House Democrats and the Senate Republicans. A major cause of the breakdown was funding and subsequent implementation of a school voucher program. Despite the passage of the general appropriations legislation, the governor is unable to sign the bill until both chambers’ presiding officers have signed it first. The Senate recessed prior to the House passing the bill, and has not returned to session, meaning the general appropriations bill will not head to the governor until the Senate returns to session.

Both the House and Senate are currently not scheduled to return to session until mid-September, although it is possible both chambers could return early if a deal is finalized. Please watch for additional updates and information in the next Capitol Report.



Homeownership Resolution and Land Bank Legislation Approved

Prior to recessing, the Pennsylvania House of Representative did approve a key resolution designating the month of June as “Homeownership Month” in the commonwealth. House Resolution 139, sponsored by Realtor®-Champion Rep. Tina Davis (D) from Bucks County, was adopted by the full House of Representative by a vote of 166-37 on June 26.

The General Assembly also approved Senate Bill 202 (Fontana, D-Allegheny) which extends more efficient and inexpensive means of foreclosing municipal claim and tax lien powers of the law that govern sheriff sales to the city of Pittsburgh and Allegheny County and their land banks. The legislation was signed into law by the governor as Act 4 of 2023 on July 5.

Senator Fontana is a long-time Realtor® champion and a licensee. The PAR Legislative Committee supported this bill making this the first piece of supported legislation to be signed into law this session.