

Pennsylvania Association of Realtors® - June 2025

Capitol Report

Senate Bill 838 Runs Out of Committee

The Pennsylvania Senate Education Committee ran and unanimously passed Senate Bill 838 (Culver, R-Northumberland) on Tuesday.

SB 838 aims to correct an oversight in the law, which could require all real estate and appraiser schools to register and be vetted by the Department of Education. Since the enactment of licensing laws for both real estate and appraisers, real estate and appraiser schools have been registered and approved by the Bureau of Professional Occupational Affairs, which is housed under the Department of State.

Last year, it came to PAR's attention that a statute called the Private Licensed Schools Act, which aims to oversee schools that teach a vocation, theoretically could be applied to real estate schools, as they are not on the list of exempted schools. If the Department of Education chose to enforce this, all real estate and appraiser schools would be forced to cease operations until fully accepted by the department. Estimates suggest this could take several months and thousands of dollars.

PAR's Legislative Committee considered this issue during an in-person January retreat and tasked staff with pursuing legislation to address this. SB 838 ensures that real estate and appraiser schools are included in the list of exempted schools under the Private Licensed Schools Act.

Now that the legislation is out of committee, it will next go to the Senate Appropriations Committee, then to the full Senate for approval. SB 838 will be one of the primary pieces of legislation Realtors® will talk about during the 2025 Realtor® Day on the Hill event later this month.

PAR RELRA Task Force Presents Final Report

PAR's Real Estate Licensing and Registration Act Task Force presented their final report to the Legislative Committee during the PAR Spring Business Meetings.

First formed in 2022, the RELRA Task Force met over 20 times over the last three years to examine RELRA and formulate suggested changes and updates back to the Legislative Committee. The task force also reviewed the Pennsylvania Seller's Property Disclosure Act and presented recommendations in the fall of 2023.

The task force focused its work solely on the RELRA statute and did not review or make specific recommendations to regulations or PAR Standard Forms. Their final recommendations are broken up into nine sections, focusing on different categories of issues in each section.

The recommendations now go to the full Legislative Committee for review and consideration. The committee intends to review all of the recommendations in depth this summer and then determine actions moving forward.

Please watch for more information about this topic in future issues of the Capitol Report.

Legislation Tracking

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