

Pennsylvania Association of Realtors® - MARCH Capitol Report

House Housing and Community Development Committee Advances Legislation

The Pennsylvania House of Representatives Housing and Community Development Committee hosted its first voting meeting of the year in February. During the meeting, the committee considered several bills that PAR's Legislative Committee has taken a position on and is tracking. These bills included **House Bill 657** (Bullock, D-Philadelphia), **House Bill 1389** (Kutz, R-Cumberland) and **House Bill 1549** (Madsen, D-Dauphin).

HB 657 addresses what the prime sponsor of the bill refers to as "unfair realty agreements," which are real estate listing agreements that extend for several decades and are enforced via a lien placed on the property. This bill's original draft would have had numerous serious repercussions but was significantly amended with the assistance of PAR and various stakeholders to ensure the language met the original intent.

HB 1386 creates an "attainable housing" designation for municipalities, provided they allow for three of the four of the following:

- Accessory dwelling units
- Tiny homes
- Housing that is affordable to households earning between 60%-120% of the median area income, or that is priced at 60%-120% of the median area home price.
- Mixed-use development, missing middle policies, housing alternatives to single-family housing or work force housing.

Possessing the designation will give municipalities "priority" for projects in their areas to receive funding under the Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE).

HB 1549 creates a voluntary program in which housing providers assist tenants who are displaced due to inhabitability of the unit. The bill also creates several exemptions for current housing providers.

As the spring session continues to heat up, PAR will continue to monitor legislation that benefits our members, consumers and the industry across the commonwealth.

Flood Insurance Premium Assistance Task Force

The Pennsylvania Flood Insurance Premium Assistance Task Force held its second meeting this week. During this meeting, PAR participated in a panel discussion along with representatives from the Federal Emergency Management Agency, the insurance industry and the banking industry. The conversation focused on flood insurance affordability, communication challenges with the topics of flood insurance and flood risk and client perceptions of flood risk and flood insurance.