

Pennsylvania Association of Realtors® - Capitol Report
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PA House Passes Amendments to MCOCA

The Pennsylvania House of Representatives unanimously approved **House Bill 1567** (Malagari, D-Montgomery) on Nov. 14. The bill will now head to the Senate for consideration.

This legislation amends the Municipal Code and Ordinance Compliance Act to address questions regarding the application of the act to tenant-occupied properties and to make a clarification.

The bill amends the definition of “temporary access certificate” to specify when a tenant-occupied property is subject to a point-of-sale inspection and a substantial violation has been found, the act does not necessarily require the tenant to be removed from the property. Code enforcement is given the discretion to determine whether the conditions are such that the tenants may remain in the property while the violation is addressed.

Currently some municipalities will only issue temporary access certificates as opposed to temporary use certificates. Utilizing temporary use certificates for renter-occupied properties will keep renters in their homes while still addressing any code violations present in the property.

HB1567 is a commonsense approach to ensure that property transfers are not arbitrarily stopped by municipalities or result in the displacement of renters from properties that are changing ownership.