

# **Pennsylvania Association of Realtors® - Capitol Report**

## **October 2023**

### **House Local Government Committee Passes HB1567**

The House Local Government Committee unanimously approved House Bill 1567 (Malagari, D-Montgomery) with amendment during its meeting on Oct. 18. The bill will now head to the full House 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. If the tenants do remain, they may place rent payments in escrow until the violation has been corrected.

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.

### **DCED PRO Housing Grant**

The Department of Community and Economic Development is asking for public comments on their application for funding through the U.S. Department of Housing and Urban Development’s Pathways to Remove Obstacles to Housing (PRO Housing) grant. These funds will be used to support communities that are actively taking steps to remove barriers to affordable housing. The application is available to view on the PRO Housing webpage on the DCED website. Public comments will be accepted until 4 p.m. on Oct. 23, 2023.