

Pennsylvania Association of Realtors® - Capitol Report

September 2023

PAR Advocating for Update to MCOCA

The PAR Legislative Committee has designated **House Bill 1567** (Malagari, D-Montgomery) a key priority for this legislative session. HB1567 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.

PA Broadband Authority Update

The Pennsylvania Broadband Authority approved its **five-year action plan**. Following approval from the authority, the plan was submitted to the National Telecommunications and Information Administration. The plan identifies obstacles and strategies for implementation and outlines how the authority will work with various partners to carry out its goals for broadband deployment in Pennsylvania.

As part of its federal obligations, the authority has also released the draft of **Volume 1 of the Broadband Equity, Access, and Deployment (BEAD) Proposal**. This proposal includes plans for implementing BEAD grant funding. Volume 1 will be open for public comment until 11:59 p.m. on Oct. 10.