

Pennsylvania Association of Realtors® - September 2024 Capitol Report

Pennsylvania General Assembly Heads into Final Days of Session

The Pennsylvania General Assembly returns to session next week, kicking off the final run to the end of this legislative session. The Pennsylvania Senate has scheduled 14 voting session days through November, with the Pennsylvania House coming into voting session on 11 days.

Throughout the fall months, the Pennsylvania Association of Realtors® will continue to push for another key legislative priority – House Bill 1567 (Malagari, D-Montgomery).

HB 1567 amends the Municipal Code and Ordinance Compliance Act to address and clarify how municipalities may issue certain types of temporary occupancy permits for multi-family properties that are transferring ownership. The bill makes clear that municipalities have the power to issue a temporary use certificate even for multi-family properties where tenants are currently in place.

Over the past several years, PAR has learned of instances where municipalities have interpreted MCOCA to only allow municipalities to issue temporary access certificates in cases of these types of property transfers. This key legislation seeks to make clear that temporary use certificates may be issued, provided that major health and safety violations are not present at the property.

HB 1567 is a commonsense approach to ensure that property transfers are not arbitrarily stopped by municipalities or their components or result in the displacement of renters from properties that are changing ownership.

The bill previously passed the Pennsylvania House of Representatives unanimously, and was again unanimously passed out of the Senate Urban Affairs Committee this past spring. It now awaits final consideration by the full Senate.

To find out more about HB 1567 and MCOCA, please visit PAR's website and stay tuned to future Capitol Reports for updates.

Advocacy Virtual Training

With fall and election season right around the corner, PAR's Advocacy team is hosting fall sessions of its Advocacy Virtual Training.

Oct. 23, 10 a.m.: RPAC Fundraising – Learn about the critical role RPAC plays in PAR's Advocacy efforts and how you can be an advocate and champion for RPAC.

Nov. 15, 10 a.m.: Elections Recap & Legislative Process - Learn the ins and outs of Pennsylvania's legislative process and receive a recap of the 2024 general election from PAR's Advocacy Managers Jeff Dempsey and Marcus Huertas.

Register now or learn more about Advocacy Virtual Training Sessions by visiting the Advocacy Virtual Training page on PAR's website.

Biden-Harris Administration Announces Actions to Increase Housing Supply

The Biden-Harris administration announced several actions to help increase the supply of affordable housing. Furthering on the administration's June announcement, which awarded \$85 million in grants through the Department of Housing and Urban Development's Pathways to Removing Obstacles to Housing program, this week's actions included an additional \$100 million in grant funding to assist state and local governments with identifying and overcoming barriers to housing development.

The administration's fact sheet on creating more affordable housing includes a number of other items, such as solutions to interest rate predictability for multifamily development, streamlined processes through the Department of Transportation for loans near transit centers and a commitment to finalizing its rule for updating the Manufactured Home Construction and Safety Standards.

NAR commends the Biden-Harris administration for continuing to take important steps to address the nation's critical housing supply shortage.