



Housing Legislative Tracking Report

July 2024

HB126 (T) - An Act providing for the establishment of first-time homebuyer savings accounts for first-time homebuyers in this Commonwealth; and imposing duties on the Department of Revenue.

Sponsor

Rep. Ryan A. Bizzarro (D)

Cosponsors

Rep. Michael Zabel (D), Rep. Carol Hill-Evans (D), Rep. Joe Ciresi (D), Rep. Ben V. Sanchez (D), Rep. Tina M. Davis (D), Rep. Mary Isaacson (D), Rep. Dan K. Williams (D), Rep. Nick Pisciotano (D), Rep. Nancy Guent (D), Rep. David M. Delloso (D), Rep. Ryan E. Mackenzie (R), Rep. Maureen E. Madden (D), Rep. Ed Neilson (D), Rep. Daniel J. Deasy (D), Rep. Robert Freeman (D), Rep. Danielle Friel Otten (D), Rep. Thomas H. Kutz (R), Rep. Emily Kinkead (D), Rep. Mark M. Gillen (R)

Summary

(PN 3434) The First-time Homebuyer Savings Account Program Act establishes the First-time Homebuyer Savings Account Program and the First-time Homebuyer Savings Account Program Fund; and imposes duties on the Treasury Department. Provides and updates definitions. Establishes the Bureau of Savings Program within the Treasury Department to administer the program to allow an individual to open an account under Section 6 for a qualified beneficiary. Provides for program applications. Establishes the First-time Homebuyer Savings Account Program Fund within the Treasury Department and provides for its consistency. Directs the department to annually submit to the General Assembly a budget request outlining the operating and administrative expenses of the program. Provides for use of the fund's assets; repayment of the fund's fees, charges and investment earnings to the General Fund for its initial planning, organization and administration; and policies governing the investment of the fund. Establishes the First-time Homebuyer Savings Account Advisory Board within the department. Provides for the board's composition, member terms, member vacancies, meetings, employees and duties. Imposes prohibitions upon board members. Provides for the approval of first-time homebuyer savings accounts, the designation of a qualified beneficiary, account uses, joint account holders, qualified beneficiaries of more than one account, contributions to an account and a contribution limitation of \$150,000. Provides for the deduction of contributions by an account holder to an account during each tax year, to a maximum of \$5,000 for an account holder who files an individual personal income tax return or \$10,000 for joint account holders who file a joint personal income tax return. Provides for the exclusion of account earnings during the tax year from the taxable income of an account holder. Specifies limitations on deductions and exclusions. Excludes

nonaccount holders who deposit money into an account under section 6(f) from the deduction and exclusions provided. Provides for remaining money in an account not expended before the expiration of the 10-year period. Applies the deduction and exclusion from taxable income to any alternative basis for calculating taxable income. Provides for the distribution of money from an account following proof of death of an account holder. Prohibits a withdrawal from the account for purposes other than eligible costs and provides consequences. Effective in one year. (Prior Printer Number(s): 109, 3133) (PN 3133) The First-Time Homebuyer Savings Account Program Act establishes the First-Time Homebuyer Savings Account Program and the First-Time Homebuyer Savings Account Program Fund; and imposes duties on the treasury department. Provides definitions. Establishes the Bureau of Savings Programs within the Treasury Department to administer the program. Allows an individual to open an account under Section 6 for a qualified beneficiary under the program, contribute money into an account and save for eligible costs. Provides for an application for the program to be made publicly available on the department's website. Establishes the First-Time Homebuyer Savings Account Program Fund to consist of all contributions made by account holders, all interest, earnings and additions to the fund and any other money, public or private, appropriated or made available to the department for the fund from any source. Requires the department to submit an annual budget request outlining the operating and administrative expenses of the program. Requires the department to repay from any fees, charges and investment earnings of the fund to the General Fund any money appropriated for the initial planning, organization and administration of the program, to occur within a 10-year period starting Sept. 1, 2030. Asserts that the policies governing the investment of the fund shall be directed to obtaining sufficient income to meet the fund's obligations, maintenance of necessary reserves and coverage of all operating expenses. Provides the department, its investment managers, program managers and trustees the authority to invest and reinvest money in the fund to provide for an appropriate balance of risk, liquidity and return. Establishes the First-Time Homebuyer Savings Account Advisory Board, provides for its composition, board members' terms, board member vacancies, meetings and employees. Directs the board to study and review the program to advise the department upon request, make recommendations on board initiatives for the program's improvement and make interim reports as the board deems advisable. Prohibits board members from directly or indirectly holding an interest in program investments or gains or profits accruing from a program investment; borrowing or using program-related money or deposits in any manner; or becoming an endorser, surety or obligor on a program investment. Provides for First-Time Homebuyer Savings Account application approvals and designations of qualified beneficiaries. Asserts that program accounts may only be used to pay or reimburse a qualified beneficiary's eligible costs for the purchase of a single-family residence within the commonwealth. Provides for joint account holders and qualified beneficiaries of more than one account. Allows for individuals other than the account holder to contribute to an account but sets the maximum amount of all contributions to an account at \$150,000. Asserts that the amount contributed by an account holder to an account during each tax year may not exceed \$5,000 for an account holder filing an individual personal income tax (PIT) return or \$10,000 for joint account holders who file their PIT return jointly. Asserts that the amount contributed by an account holder to an account during each tax year shall be deductible, up to the contribution limits under paragraph (1), from the taxable income of the account holder during the tax year the contribution was made. Provides for the exclusion of account earnings during the tax year from the taxable income of an account holder. Allows an account holder to claim a deduction and exclusion under this section for a period of no more than 10 years; for an aggregate amount of principal and earnings not to exceed \$50,000 for individual PIT filers and \$100,000 for joint PIT filers within 10 years; and if the principal and earnings of an account remain in the account until a withdrawal is made for the eligible costs relating to the purchase of a single-family residence by a qualified beneficiary. Prohibits non-account holders who deposit money into an account from the deduction and exclusion provided for under the section. Includes money in an account not expended upon eligible costs before the 10-year expiration in the account holder's taxable income. Applies the deduction and exclusion from taxable income to any alternative basis for calculating taxable income. Allows a financial institution to distribute account funds in accordance with the contract terms governing the account following proof of an account holder's death. Asserts that that if an account holder or qualified beneficiary withdraws from an account for purposes other than eligible costs, the entire amount withdrawn shall be included in the account holder's taxable income as interest income; and the account holder or qualified beneficiary shall pay the Department of Revenue a penalty equal to 10 percent of the amount withdrawn. Excludes from penalties money withdrawn from an account by reason of the account holder's or qualified beneficiary's death or disability or disbursement of assets of the account pursuant to a bankruptcy filing for protection. Effective in one year. (Prior Printer Number(s): 109) (PN 109) The Pennsylvania First-Time Homebuyer Savings Account Act provides

within the first six months after the effective date, an individual may open a first-time homebuyer savings account with a financial institution. Provides for the establishment of first-time homebuyer savings accounts for first-time homebuyers in the commonwealth. Provides contributions to the account may not exceed \$5,000 for those who file an individual personal income tax return or \$10,000 for joint account holders who file taxes together and contributions shall be tax-deductible. Account holders shall submit to the Department of Revenue (DOR) information on how money withdrawn from an account was spent and include information on the account with a personal income tax return. Specifies a financial institution may not be required or be held liable for certain actions. Provides if an account holder or beneficiary withdraws any amount from the account for a purpose other than eligible costs, the entire amount withdrawn shall be considered taxable income and the individual shall pay to DOR a penalty equal to 10 percent of the amount. Imposes duties on DOR for the carryout of provisions. Effective in 60 days.

Intro Date

03/07/2023

Last Action

07/12/2024 S - Referred to - Senate Urban Affairs & Housing

HB993 (T) - An Act amending the act of October 17, 2008 (P.L.1645, No.132), known as the Home Improvement Consumer Protection Act, further providing for definitions and for the offense of home improvement fraud.

Sponsor

Rep. Darisha K. Parker (D)

Cosponsors

Rep. Maureen E. Madden (D), Rep. Robert Freeman (D), Rep. Steve Samuelson (D), Rep. Stephen Kinsey (D), Rep. Tarah Probst (D), Rep. Donna Bullock (D), Rep. Carol Hill-Evans (D), Rep. Ben V. Sanchez (D), Rep. Gwendolyn Roni Green (D), Rep. Justin C. Fleming (D)

Summary

(PN 1006) Amends the Home Improvement Consumer Protection Act providing definitions for individuals with a disability and qualified caregivers. Provides for grading for the offense of home improvement fraud involving a victim that is 55 years of age or older, an individual with a disability or a qualified caregiver. Effective in 60 days.

Intro Date

04/24/2023

Last Action

04/24/2023 H - Referred to - House Judiciary

HB1257 (T) - An Act providing for middle-income, low-income and very-low-income housing units in new residential development projects.

Sponsor

Rep. Stephen Kinsey (D)

Cosponsors

Rep. Tarik Khan (D), Rep. Maureen E. Madden (D), Rep. Tarah Probst (D), Rep. Ben V. Sanchez (D), Rep. Carol Kazeem (D), Rep. Carol Hill-Evans (D), Rep. Sara Innamorato (D), Rep. Jennifer O'Mara (D), Rep. Gwendolyn Roni Green (D), Rep. Napoleon J. Nelson (D)

Summary

(PN 1367) the Affordable Housing for Working Families Act provides for middle-income, low-income and very-low-income housing units in new residential development projects. Provides Housing development project requirements for developers of a project of 30 or more residential units. Effective in 90 days.

Intro Date

05/24/2023

Last Action

05/24/2023 H - Referred to - House Housing & Community Development

HB1294 (T) - An Act amending the act of April 9, 1929 (P.L.177, No.175), known as The Administrative Code of 1929, establishing the Commonwealth Housing Council; and providing for duties of council.

Sponsor

Rep. Ismail Smith-Wade-El (D)

Cosponsors

Rep. Tarik Khan (D), Rep. Joshua Siegel (D), Rep. Ben V. Sanchez (D), Rep. Carol Hill-Evans (D), Rep. Mike H. Schlossberg (D), Rep. Maureen E. Madden (D), Rep. Tina M. Davis (D), Rep. Malcolm Kenyatta (D), Rep. Stephen Kinsey (D), Rep. Carol Kazeem (D), Rep. Mandy Steele (D), Rep. Rick Krajewski (D), Rep. Darisha K. Parker (D), Rep. Kristine C. Howard (D), Rep. Joseph C. Hohenstein (D), Rep. Elizabeth Fiedler (D), Rep. Sara Innamorato (D), Rep. Scott Conklin (D), Rep. Steve Samuelson (D), Rep. Paul Takac (D), Rep. Gwendolyn Roni Green (D), Rep. Justin C. Fleming (D)

Summary

(PN 1411) Amends the Administrative Code, establishing the Commonwealth Housing Council; and providing for duties of council. Establishes the Commonwealth Housing Council. Directs the council to coordinate with executive departments and agencies regarding the commonwealth's housing policies. Provides for council membership. Provides for council administration, including council organization,

quorum, council meetings, initial appointments and vacancies and administrative support. Provides no council member will receive compensation for council service. Requires that each executive department or agency will cooperate with the council. Requires the council to develop the state's comprehensive housing strategy to be used by executive departments or agencies. Directs the council to develop a set of housing-related goals, benchmarks and priorities to serve as a framework for executive departments or agencies in the development of housing plans, utilizing federal and state funding to maximize the availability of housing in the commonwealth. Requires the plan to be updated once every five years. Directs the council to create a consolidated inventory and resource guide for housing programs and services; implement national best practices research; conduct research relating to the needs, demands and conditions of access to affordable and workforce housing; develop its comprehensive housing strategy with consideration for the needs of rural, suburban and urban areas; serve as a coordinating and collaborative resource to maximize the impact of the work of executive departments or agencies; and provide regular updates to the governor, the executive departments or agencies and the General Assembly about the state's short- and long-term housing goals. Provides the work of the council will be made public on an Internet website. Provides definitions. Effective in 60 days.

Intro Date

06/01/2023

Last Action

06/01/2023 H - Referred to - House Housing & Community Development

HB1316 (T) - An Act amending the act of March 4, 1971 (P.L.6, No.2), known as the Tax Reform Code of 1971, in realty transfer tax, further providing for transfer of tax.

Sponsor

Rep. Sara Innamorato (D)

Cosponsors

Rep. Tarik Khan (D), Rep. Tim Twardzik (R), Rep. Abby Major (R), Rep. Thomas H. Kutz (R), Rep. Maureen E. Madden (D), Rep. Joshua Siegel (D), Rep. Carol Hill-Evans (D), Rep. Stephen Kinsey (D), Rep. Jessica Benham (D), Rep. Nancy Guenst (D), Rep. Melissa Cerrato (D), Rep. David M. Dellosa (D), Rep. Rick Krajewski (D), Rep. Ben V. Sanchez (D), Rep. Tina M. Davis (D), Rep. Ismail Smith-Wade-El (D), Rep. Matthew Gergely (D), Rep. Amen Brown (D), Rep. Mandy Steele (D), Rep. Darisha K. Parker (D), Rep. Manuel Guzman (D), Rep. Joe Webster (D), Rep. Elizabeth Fiedler (D), Rep. Carol Kazeem (D), Rep. Steve Samuelson (D), Rep. Gwendolyn Roni Green (D), Rep. Danielle Friel Otten (D)

Summary

(PN 1442) Amends the Tax Reform Code, in realty transfer tax, further providing for transfer of tax to replace provisions with new provisions indicating that beginning July 31, 2023, and each July 31 thereafter, the State Treasurer shall transfer from the General Fund the total amount of tax imposed under the act and collected by the state for the prior fiscal year to to the Housing Affordability and Rehabilitation Enhancement Fund, as outlined under the Housing Finance Agency Law. Effective in 60 days.

Intro Date

06/05/2023

Last Action

07/06/2023 S - Referred to - Senate Urban Affairs & Housing

HB1386 (T) - An Act amending Title 68 (Real and Personal Property) of the Pennsylvania Consolidated Statutes, in real property, providing for Pennsylvania attainable housing community designation.

Sponsor

Rep. Thomas H. Kutz (R)

Cosponsors

Rep. Joshua Siegel (D), Rep. Johanny Cepeda-Freytiz (D), Rep. Joe Ciresi (D), Rep. Scott Conklin (D), Rep. Justin C. Fleming (D), Rep. Doyle Heffley (R), Rep. Rich Irvin (R), Rep. Tarik Khan (D), Rep. Maureen E. Madden (D), Rep. Ben V. Sanchez (D)

Summary

(PN 2723) Amends Title 68 (Real and Personal Property), in real property, providing for Pennsylvania attainable housing community designation. Provides several definitions, further defining “accessory dwelling unit” and “middle income” and adding a definition for “tiny home.” Amends language to further provide qualifications and application for the designation of an attainable housing community to a municipality. Establishes a section providing for zoning ordinance, stating that a municipality that chooses to adopt a municipal zoning ordinance that meets the qualifications under section 6203 and receive the designation established under this chapter, must submit the ordinance to the department for review. Provides for the department's duties to include reviewing the application and ordinance submitted, notifying the municipality of whether the application submitted has been approved, reviewing the application submitted by the municipality and creating an online registry listing all designated municipalities as attainable housing communities. Inserts language stating that in accordance with sections 403-D(E) and 40-D of the Housing Finance Agency Law, the Pennsylvania Housing Finance Agency may adopt written preferences in accordance with the annual plan for qualifying projects located in a municipality that has been received an attainable housing designation. Effective in 60 days. (Prior Printer Number(s): 1549) (PN 1549) Amends Title 68 (Real & Personal Property), in real property, providing for Pennsylvania attainable housing community designation. Adds further definitions. Establishes qualifications for the designation of an attainable housing community to a municipality and establishes application requirements. Provides for the department's duties to include processing and reviewing an ordinance submitted, reviewing the applications, creating an online registry listing all designated municipalities as attainable housing communities and notifying the municipality whether the application has been approved. Effective in 60 days.

Intro Date

06/13/2023

Last Action

05/01/2024 H - Discussed during joint informational meeting with the House Local Government Committee - House Housing & Community Development

HB1387 (T) - An Act amending the act of March 4, 1971 (P.L.6, No.2), known as the Tax Reform Code of 1971, in realty transfer tax, further providing for excluded transactions.

Sponsor

Rep. Thomas H. Kutz (R)

Cosponsors

Rep. Michael Cabell (R), Rep. Justin C. Fleming (D), Rep. Joseph Hogan (R), Rep. Rich Irvin (R), Rep. Robert W. Mercuri (R), Rep. Kyle J. Mullins (D), Rep. David H. Rowe (R), Rep. David H. Zimmerman (R), Rep. Thomas Jones (R)

Summary

(PN 3136) Amends the Tax Reform Code, in realty transfer tax, further providing for excluded transactions; and, in local real estate transfer tax, further providing for imposition. Excludes from the tax imposed by Section 1102-C a transfer of real estate to a first-time home buyer. Asserts that multiple individuals recorded on the deed of real estate at the time of transfer must each be a first-time home buyer to qualify for the exclusion. Defines "first-time home buyer." Asserts that the exclusion provided under Section 1102-C.3(26) shall not apply to a tax imposed under the article of Section 1101-D. Effective in 60 days. (Prior Printer Number(s): 1550) (PN 1550) Amends the Tax Reform Code, in realty transfer tax, further providing for excluded transactions. Defines "first-time home buyer" and adds the term to the excluded transaction section to exclude from the tax. Effective in 60 days.

Intro Date

06/13/2023

Last Action

05/21/2024 H - Laid on the table

HB1549 (T) - An Act amending the act of April 6, 1951 (P.L.69, No.20), known as The Landlord and Tenant Act of 1951, in tenement buildings and multiple dwelling premises, further providing for landlord's duties; and providing for tenant relocation payments.

Sponsor

Rep. David Madsen (D)

Cosponsors

Rep. Ismail Smith-Wade-EI (D), Rep. Maureen E. Madden (D), Rep. Carol Hill-Evans (D), Rep. Benjamin Waxman (D), Rep. Jeanne McNeill (D), Rep. Carol Kazeem (D), Rep. Christopher Pielli (D), Rep. Aerion Abney (D), Rep. Stephen Kinsey (D), Rep. Danilo Burgos (D), Rep. Ben V. Sanchez (D), Rep. Gregory Scott (D), Rep. Johanny Cepeda-Freytiz (D), Rep. Patty Kim (D), Rep. Sara Innamorato

(D), Rep. David M. Dellosa (D), Rep. Kristine C. Howard (D), Rep. Nancy Guenst (D), Rep. Gwendolyn Roni Green (D), Rep. Elizabeth Fiedler (D), Rep. Danielle Friel Otten (D)

Summary

(PN 2724) Amends the Landlord and Tenant Act, in tenement buildings and multiple dwelling premises, further providing for landlord's duties to stipulate that it is the duty of the landlord to provide a tenant a habitable dwelling; and providing for tenant relocation. Names the added article tenant relocation and further specifies definitions. Provides the general rule that for a temporarily displaced tenant, a landlord shall comply with the provisions of this section within 60 hours of the posting of condemnation on the rental housing. Provides for alternative offers from landlords. Details what a landlord shall do at the beginning of a temporary displacement period and the end of a temporary displacement period relating to the movement of tenant's belongings. Specifies lease terms. Provides that once a tenant has been displaced for more than 60 days, the tenant shall be considered a permanently displaced tenant. Further provides that within 72 hours of the 60th day of displacement, the landlord shall pay, by check or money order, one of the following to a permanently displaced tenant: the permanently displaced tenant's security deposit with interest, any pro rata rent for the remainder of the month, or if the permanently displaced tenant had unpaid debts or arrearages owed to the landlord prior to the rental housing becoming uninhabitable, a landlord may use the security deposit to recoup the unpaid debts or arrearages and the remainder of the security deposit, after the unpaid debt or arrearage has been collected with interest, shall be returned to the permanently displaced tenant as required. Provides for landlord tenant agreement, specifying what a landlord and a displaced tenant may agree to. Directs a landlord to provide the local housing authority or municipality with a letter stating that the landlord and tenant have reached an agreement within five days after a tenant vacates the rental housing. Further provides for what shall apply when a landlord shall provide a permanently displaced tenant with the first right to reoccupy rental housing once the rental housing becomes habitable and is compliant with all municipal codes. Establishes what this article shall not apply to. Effective in one year. (Prior Printer Number(s): 1808) (PN 1808) Amends the Landlord and Tenant Act, in tenement buildings and multiple dwelling premises, to provide for tenant relocation payments. Provides definitions for the act. Provides for a temporarily displaced tenant, within 24 hours of the posting of the condemnation of rental housing, a landlord shall provide comparable housing for the tenant and their belongings, a relocation payment equal to one month's rent for a unit of comparable size, payment for the costs of the immediate relocation, payment for the costs to move after the end of the displacement period and, if a displaced tenant returns to their original housing, that all lease provisions shall remain in place. Tenants displaced for 30 days shall be considered a permanently displaced tenant and the landlord shall compensate the tenant within 72 hours after the 30-day displacement. Landlords and tenants may agree to an alternative arrangement. Requires landlords to provide proof of compliance with the act. Requires landlords to provide permanently displaced tenants with the first right to reoccupy rental housing. Effective in 60 days.

Intro Date

06/29/2023

Last Action

04/05/2024 S - Referred to - Senate Urban Affairs & Housing

HB1774 (T) - An Act amending the act of April 9, 1929 (P.L.177, No.175), known as The Administrative Code of 1929, in disposition of Commonwealth surplus land, further providing for annual property survey.

Sponsor

Rep. Joe Webster (D)

Cosponsors

Rep. Ben V. Sanchez (D), Rep. Tarik Khan (D), Rep. Carol Hill-Evans (D), Rep. Joe Ciresi (D), Rep. Melissa L. Shusterman (D), Rep. Lisa A. Borowski (D), Rep. David M. Dellosa (D), Rep. Rick Krajewski (D), Rep. Maureen E. Madden (D)

Summary

(PN 2179) Amends the Administrative Code, in disposition of commonwealth surplus land, further providing for annual property survey. Provides that the survey will require the agency to assess the surplus property's affordable housing development potential for very low-income households, low-income households or middle-income households. Requires the department to include categories for surplus properties suitable for affordable housing development and surplus properties not suitable for affordable housing development in its agency survey compilation and consolidation. Provides definitions. Effective in 60 days.

Intro Date

10/19/2023

Last Action

10/27/2023 H - Meeting Scheduled - 10/31/2023 - STATE GOVERNMENT (H) (House State Government), Room 60 East Wing

HB1922 (T) - An Act amending the act of December 3, 1959 (P.L.1688, No.621), known as the Housing Finance Agency Law, establishing the Pennsylvania Lease Guaranteed Purchase Option Home Ownership Program and the Pennsylvania Lease Guaranteed Purchase Option Home Ownership Program Fund.

Sponsor

Rep. Robert Freeman (D)

Cosponsors

Rep. Maureen E. Madden (D), Rep. Mike H. Schlossberg (D), Rep. Carol Hill-Evans (D), Rep. Jose Giral (D), Rep. Stephen Kinsey (D), Rep. Jeanne McNeill (D), Rep. Liz Hanbidge (D), Rep. Tarik Khan (D), Rep. Robert E. Merski (D), Rep. Amen Brown (D), Rep. Kyle Donahue (D), Rep. David M. Dellosa (D), Rep. Ed Neilson (D), Rep. Lindsay Powell (D), Rep. Ben V. Sanchez (D), Rep. Dan K. Williams (D), Rep. Heather Boyd (D), Rep. Mary Jo Daley (D), Rep. David H. Zimmerman (R), Rep. Melissa Cerrato (D)

Summary

(PN 2454) Amends the Housing Finance Agency Law, establishing the Pennsylvania Lease Guaranteed Purchase Option Home Ownership Program and the Pennsylvania Lease Guaranteed Purchase Option Home Ownership Program Fund. Provides definitions. Establishes the program structure of the Pennsylvania Lease Guaranteed Purchase Option Home Ownership Program. Details program project types, uses of program funds, affordable housing matching funds initiatives, mandatory preferences and discretionary preferences to be managed by the program. Establishes

program considerations and directs the agency to allocate at least 30 percent of program funds to benefit households with incomes less than 50 percent of the area median income. Directs the agency to develop and implement compliance monitoring criteria. Directs the agency to adopt an annual plan to specify program fund distributions. Provides for the publication and posting of the plan. Directs the agency to issue an annual report for publication and distribution that includes an itemized list of projects funded, demographic data and a financial statement. Establishes the Pennsylvania Lease Guaranteed Purchase Option Home Ownership Program Fund within the State Treasury and details its funding operations. Provides for disclosures required in connection with the lease guaranteed purchase option agreement. Establishes prohibited terms, protections against eviction, the ability to reinstate an agreement after default, ownership acquisition, advertisement prohibitions, mandatory information to be supplied in a lease and noncompliance liabilities. Defines eligible lessees and provides for maximum allowable monthly payments, standard lease agreements, escrow accounts and realty transfer tax exemptions. Directs the agency to establish guidelines to carry out the provisions within 180 days of the section's effective date. Effective in 90 days.

Intro Date

12/14/2023

Last Action

12/28/2023 H - Referred to - House Housing & Community Development

HB1939 (T) - An Act amending the act of March 4, 1971 (P.L.6, No.2), known as the Tax Reform Code of 1971, in realty transfer tax, providing for deductions.

Sponsor

Rep. Joe Webster (D)

Cosponsors

Rep. Stephen Kinsey (D), Rep. Maureen E. Madden (D), Rep. Ben V. Sanchez (D), Rep. Tarah Probst (D), Rep. Danilo Burgos (D), Rep. David M. Delloso (D), Rep. Tim Brennan (D), Rep. Johnny Cepeda-Freytiz (D), Rep. Carol Hill-Evans (D), Rep. Melissa Cerrato (D)

Summary

(PN 2473) Amends the Tax Reform Code, in realty transfer tax, providing for deductions. Provides for deductions from the taxable income beginning after December 31, 2024, when a transfer of residential property occurs to a buyer collecting Supplemental Security Income benefits or has a household income not greater than 215 percent of the Federal poverty level. Provides for a deductible from the taxable income of the buyer and seller beginning after December 31, 2024, when there is a transfer of residential property for use as a primary residence for a purchase price not greater than 80 percent of the median purchase price of a residential property in the county. Requires the county office to submit documentation establishing the median purchase price of a residential property no later than January 31, 2025, and every January 31 thereafter. Provides for no refund or carryover credit if the deduction allowed is greater than the amount of tax due. Effective in 60 days.

Intro Date

01/03/2024

Last Action

HB1940 (T) - An Act amending the act of December 3, 1959 (P.L.1688, No.621), known as the Housing Finance Agency Law, establishing the Housing Construction Loan Program and the Housing Construction Loan Fund; and providing for duties of Pennsylvania Housing Finance Agency.

Sponsor

Rep. Joe Webster (D)

Cosponsors

Rep. Stephen Kinsey (D), Rep. Maureen E. Madden (D), Rep. Carol Kazeem (D), Rep. Tina M. Davis (D), Rep. Ben V. Sanchez (D), Rep. Tarah Probst (D), Rep. Joshua Siegel (D), Rep. La'Tasha D. Mayes (D), Rep. Danilo Burgos (D), Rep. Joe Ciresi (D), Rep. David M. Dellosa (D), Rep. Johanny Cepeda-Freytiz (D), Rep. Carol Hill-Evans (D), Rep. Perry S. Warren (D), Rep. Melissa Cerrato (D), Rep. Tarik Khan (D)

Summary

(PN 2474) Amends the Housing Finance Agency Law, establishing the Housing Construction Loan Program and the Housing Construction Loan Fund; and providing for duties of Pennsylvania Housing Finance Agency. Defines eligible builder, fund and program. Establishes the Housing Construction Loan Program for eligible builders and low and moderate-income families to apply for a loan in accordance with rules set by the agency. Provides rules and regulations set by the agency in order to issue loans. Requires the agency to not issue a loan in excess of 100 percent of the total project cost. Provides when a loan is outstanding the agency assures the sale by the eligible builder is to low- or moderate-income families. Establishes the agency can set an interest rate for loans under the program consistent with its cost of borrowing money, cost of operation and duty to the agency's bondholders. Provides the agency can impose and collect fees and charges for reimbursement of financing costs, service changes, and insurance and mortgage insurance premiums deemed reasonable by the agency. Provides the agency cannot issue a loan from the program exceeding 15 years and more than 80 percent of the median sale price of housing for the previous calendar year. Requires the agency to establish rules and regulations on loan limits on an annual basis for each county. Provides the agency set limits on the maximum borrowing amount based on perceived need and creditworthiness of the eligible builder or low-income and moderate-income families. Establishes the Housing Construction Loan Fund and what the state treasurer should be depositing into the fund. Effective in 60 days.

Intro Date

01/03/2024

Last Action

01/03/2024 H - Referred to - House Housing & Community Development

HB1975 (T) - An Act amending the act of July 31, 1968 (P.L.805, No.247), known as the Pennsylvania Municipalities Planning Code, in zoning, further providing for classifications.

Sponsor

Rep. Joshua Siegel (D)

Cosponsors

Rep. Tarik Khan (D), Rep. Stephen Kinsey (D), Rep. Liz Hanbidge (D), Rep. La'Tasha D. Mayes (D), Rep. Maureen E. Madden (D), Rep. Ben V. Sanchez (D), Rep. Carol Hill-Evans (D), Rep. Joseph C. Hohenstein (D), Rep. Napoleon J. Nelson (D), Rep. Christopher Pielli (D), Rep. Manuel Guzman (D), Rep. David Madsen (D), Rep. Joe Webster (D), Rep. Danielle Friel Otten (D), Rep. Rick Krajewski (D), Rep. Gwendolyn Roni Green (D)

Summary

(PN 2510) Amends the Pennsylvania Municipalities Planning Code, in zoning, further providing for classifications. Enables the municipality to divide the municipality into zoning districts and regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structure or land. Requires local design and review standards to be clear, objective and necessary to protect public health and safety or to comply with federal law. Provides for fee requirements and low-income housing initiatives within zoning regulation. Requires employees of the municipality to determine compliance with local design standards in a review of an application for a permit or variance. Effective in 60 days.

Intro Date

01/25/2024

Last Action

02/20/2024 H - Passed over in committee - House Housing & Community Development

HB1976 (T) - An Act amending the act of July 31, 1968 (P.L.805, No.247), known as the Pennsylvania Municipalities Planning Code, in zoning, further providing for ordinance provisions.

Sponsor

Rep. Joshua Siegel (D)

Cosponsors

Rep. Tarik Khan (D), Rep. Stephen Kinsey (D), Rep. Liz Hanbidge (D), Rep. La'Tasha D. Mayes (D), Rep. Maureen E. Madden (D), Rep. Ben V. Sanchez (D), Rep. Carol Hill-Evans (D), Rep. Melissa L. Shusterman (D), Rep. Joseph C. Hohenstein (D), Rep. Napoleon J. Nelson (D), Rep. Christopher Pielli (D), Rep. Manuel Guzman (D), Rep. David Madsen (D), Rep. Joe Webster (D), Rep. Danielle Friel Otten (D), Rep. Rick Krajewski (D)

Summary

(PN 3257) Amends Title 53 (Municipalities Generally), providing for multiple-unit dwelling zoning ordinances. Requires a zoning ordinance of a municipality to allow as a permitted use by right multiple-unit dwellings and mixed-use developments that include multiple-unit dwellings on a parcel or lot that has a will-serve letter from both a municipal water system and a municipal sewer system and is located in a commercial zone. Specifies zoning regulations in a municipality may not require the provision of more than one off-street residential parking space per unit and accessible parking spaces as required by the Americans with Disabilities Act of 1990 (ADA). Specifies zoning regulations in a municipality may not require the provision of an equivalent number of parking spaces through a shared parking agreement. Allows municipalities to petition the appropriate county or regional planning agency to review a proposed development permitted under Subsection (A) and its impact on existing infrastructure. Provides for agency review and determinations following petition and allows the agency to require a developer to make reasonable improvements to existing infrastructure as a condition of development. Applies the section to a municipality with a population over 5,000 as of the most recent federal decennial census and situated within a county that was reported to have an increase in total population in the most recent federal decennial census from the immediate prior federal decennial census. Provides definitions. Effective in 180 days. (Prior Printer Number(s): 2511) (PN 2511) Amends the Pennsylvania Municipalities Planning Code, in zoning, further providing for ordinance provisions. Adds that in a municipality with a population over 5,000 as of the most recent census, the municipality shall allow as a permitted use multiple-unit dwellings and mixed-use developments that include multiple-unit dwellings on a parcel or lot that has a will-serve letter from both a municipal water system and a municipal sewer system and is located in a commercial zone. Outlines zoning regulation requirements. Adds definitions for "mixed-use development" and "multiple-unit dwelling." Effective in 60 days.

Intro Date

01/25/2024

Last Action

06/05/2024 H - Re-committed to - House Rules

HB1988 (T) - An Act amending the act of November 10, 1999 (P.L.491, No.45), known as the Pennsylvania Construction Code Act, in preliminary provisions, further providing for Uniform Construction Code Review and Advisory Council.

Sponsor

Rep. Joshua Siegel (D)

Cosponsors

Rep. Tarik Khan (D), Rep. Stephen Kinsey (D), Rep. Liz Hanbidge (D), Rep. La'Tasha D. Mayes (D), Rep. Maureen E. Madden (D), Rep. Ben V. Sanchez (D), Rep. Carol Hill-Evans (D), Rep. Joseph C. Hohenstein (D), Rep. Christopher Pielli (D), Rep. Manuel Guzman (D), Rep. David Madsen (D), Rep. Joe Webster (D), Rep. Elizabeth Fiedler (D), Rep. Danielle Friel Otten (D), Rep. Rick Krajewski (D), Rep. Gwendolyn Roni Green (D)

Summary

(PN 2523) Amends the Pennsylvania Construction Code Act, in preliminary provisions, adding a subparagraph to further provide for Uniform Construction Code Review and Advisory Council. Asserts that there shall be a technical advisory committee to recommend modifications and limitations to the

International Building Code that would allow for a single-exit stairway to serve multifamily residential structures up to six stories above grade plan, detailing what shall apply. Effective in 60 days.

Intro Date

01/26/2024

Last Action

01/31/2024 H - Referred to - House Housing & Community Development

HB2045 (T) - An Act amending the act of July 31, 1968 (P.L.805, No.247), known as the Pennsylvania Municipalities Planning Code, in zoning, further providing for ordinance provisions.

Sponsor

Rep. Joshua Siegel (D)

Cosponsors

Rep. Tarik Khan (D), Rep. David Madsen (D), Rep. Napoleon J. Nelson (D), Rep. Ben V. Sanchez (D), No sponsor, Rep. Heather Boyd (D), Rep. Gwendolyn Roni Green (D), Rep. Mary Isaacson (D), Rep. Ismail Smith-Wade-EI (D)

Summary

(PN 3259) Amends Title 53 (Municipalities Generally), providing for multi-family housing zoning ordinances. Requires a zoning ordinance of a municipality to allow multi-family housing as a permitted use by right on a lot where a single-family residence is a permitted use by right in the municipality. Specifies zoning regulations of a municipality that apply to the development or use of duplex housing may not be more restrictive than zoning regulations that are applicable to single-family residences. Allows a municipality to petition the appropriate county or regional planning agency to review a proposed development permitted under Subsection (A) and its impact on existing infrastructure. Provides for agency review and determination following a petition. Allows the agency to require the developer to make reasonable improvements to existing infrastructure as a condition of development. Applies to a municipality with a population over 5,000 as of the most recent federal decennial census and that is situated within a county that was reported to have an increase in total population in the most recent federal decennial census from the immediate prior federal decennial census. Provides definitions. Effective in 180 days. (Prior Printer Number(s): 2611) (PN 2611) Amends the Pennsylvania Municipalities Planning Code, in zoning, further providing for ordinance provisions to establish what shall apply and to define quadplex housing, single-family residence and triplex housing. Effective in 60 days.

Intro Date

02/20/2024

Last Action

06/05/2024 H - Re-committed to - House Rules

HB2052 (T) - An Act amending the act of November 10, 1999 (P.L.491, No.45), known as the Pennsylvania Construction Code Act, in Uniform Construction Code, further providing for adoption by regulations.

Sponsor

Rep. Darisha K. Parker (D)

Cosponsors

Rep. Danilo Burgos (D), Rep. Maureen E. Madden (D), Rep. Robert Freeman (D), Rep. Stephen Kinsey (D), Rep. Nancy Guenst (D), Rep. Christopher M. Rabb (D), Rep. Carol Hill-Evans (D), Rep. Emily Kinkead (D), Rep. Sara Innamorato (D), Rep. Gwendolyn Roni Green (D)

Summary

(PN 2619) Amends the Pennsylvania Construction Code Act, in Uniform Construction Code, adding a paragraph to further provide for adoption by regulations. Stipulates that within 180 days of the effective date of this paragraph, the department shall promulgate regulations adopting Appendix Q, "Tiny House," of the 2018 International Residential Code, and the regulations shall only apply to a municipality that elects, by ordinance, to adopt the regulations. Effective in 60 days.

Intro Date

02/21/2024

Last Action

02/22/2024 H - Referred to - House Housing & Community Development

HB2098 (T) - An Act amending the act of December 18, 1992 (P.L.1376, No.172), known as the Pennsylvania Affordable Housing Act, providing for municipal housing obligation program.

Sponsor

Rep. Napoleon J. Nelson (D)

Cosponsors

Rep. Jose Giral (D), Rep. Carol Hill-Evans (D), Rep. Donna Bullock (D), Rep. Stephen Kinsey (D), Rep. Maureen E. Madden (D), Rep. Robert Freeman (D), Rep. Carol Kazeem (D), Rep. Ben V. Sanchez (D), Rep. Danilo Burgos (D), Rep. Ismail Smith-Wade-El (D), Rep. Nancy Guenst (D), Rep. Johanny Cepeda-Freytiz (D), Rep. Melissa Cerrato (D), Rep. Mark Rozzi (D), Rep. David M. Dellosa (D)

Summary

(PN 2682) Amends the Pennsylvania Affordable Housing Act, providing for municipal housing obligation program. Provides how the municipality plans to increase housing opportunities within the municipality's jurisdiction with the goal of offering at least one housing opportunity to each individual or household that had already established long-term residency within the jurisdiction and is now

experiencing homelessness by January 1, 2030, based on the most recent point-in-time count. Provides that a municipality shall have access to county-based resources and resources made available by U.S. Housing and Urban Development (HUD) and the commonwealth to provide the housing opportunities specified in the municipality's housing obligation plan. Provides that a municipality shall submit a housing obligation plan to the department and post the plan on the municipality's publicly accessible Internet website by January 1, 2025. Provides the municipality shall update the housing obligation plan on or before January 1 of each subsequent year after January 1, 2025. Provides if a municipality partners and creates a joint municipal housing obligation plan to satisfy the obligation, the municipality may apply to the department and request approval of a joint municipal housing obligation plan that allows for partnership with other municipalities for housing opportunities and other services. Provides definitions for "housing opportunity", "municipality", and "point-in-time count." Effective in 60 days.

Intro Date

03/12/2024

Last Action

03/12/2024 H - Referred to - House Housing & Community Development

HB2174 (T) - An Act amending Title 64 (Public Authorities and Quasi-Public Corporations) of the Pennsylvania Consolidated Statutes, in Commonwealth Financing Authority, providing for Mixed-Use Revitalization Program; and establishing the Mixed-Use Revitalization Fund.

Sponsor

Rep. Justin C. Fleming (D)

Cosponsors

Rep. Carol Hill-Evans (D), Rep. Maureen E. Madden (D), Rep. Ben V. Sanchez (D), Rep. Mike H. Schlossberg (D), Rep. Joshua Siegel (D), Rep. Gina H. Curry (D), Rep. Lisa A. Borowski (D), Rep. Lindsay Powell (D), Rep. Tarah Probst (D), Rep. Robert E. Merski (D), Rep. Stephen Kinsey (D), Rep. Patty Kim (D), Rep. Mary Jo Daley (D), Rep. Rick Krajewski (D), Rep. Gwendolyn Roni Green (D), Rep. Johanny Cepeda-Freytiz (D), Rep. Melissa Cerrato (D), Rep. Paul Takac (D), Rep. Tarik Khan (D)

Summary

(PN 3039) Amends Title 64 (Public Authorities and Quasi-Public Corporations), in Commonwealth Financing Authority, providing for the Mixed-Use Revitalization Program to be established in the Department of Community and Economic Development (DCED); and establishing the Mixed-Use Revitalization Fund within the State Treasury to be used by the department for grants. Explains what the program is established to do. Stipulates that a developer must agree to provide matching funds of at least 25 percent of the grant amount for the development to be eligible for a grant. Directs DCED to make available to an eligible developer an application that requires information as determined necessary by the department, to verify the need for the development and to determine the amount of the grant. Asserts that DCED shall provide the developer with a letter of commitment indicating the conditional grant amount upon a determination of eligibility for a grant. Provides for the grant payment and for repayment obligation. Requires a developer to utilize American-made supplies in any development which uses money received from the program, unless a particular supply is not available

in sufficient American-made quantities. Requires publication of such a determination in no less than two newspapers of general circulation within the municipality and on each of the municipality's social media and publicly accessible internet websites. Allows for the filing of an objection to a determination of insufficient American-made resource quantities. Details that the department may not deny approval of a grant application solely for the reason that the developer intends to combine the grant money with money from other available federal, state, local or county programs. Outlines who the department shall provide a report to which shall contain a list of the developments funded through the program by July 1, 2025. Establishes the Mixed-Use Revitalization Fund within the State Treasury. Provides definitions. Effective in 60 days. (Prior Printer Number(s): 2838) (PN 2838) Amends Title 64 (Public Authorities and Quasi-Public Corporations), in Commonwealth Financing Authority, providing for the Mixed-Use Revitalization Program to be established in the Department of Community and Economic Development (DCED); and establishing the Mixed-Use Revitalization Fund within the State Treasury to be used by the department for grants. Explains what the program is established to do. Stipulates that a developer must agree to provide matching funds of at least 25 percent of the grant amount for the development to be eligible for a grant. Directs DCED to make available to an eligible developer an application that requires information as determined necessary by the department, to verify the need for the development and to determine the amount of the grant. Asserts that DCED shall provide the developer with a letter of commitment indicating the conditional grant amount upon a determination of eligibility for a grant. Provides for the grant payment and for repayment obligation. Details that the department may not deny approval of a grant application solely for the reason that the developer intends to combine the grant money with money from other available federal, state, local or county programs. Outlines who the department shall provide a report to which shall contain a list of the developments funded through the program by July 1, 2025. Defines "department," "developer," "development," "program" and "stabilization." Effective in 60 days.

Intro Date

04/01/2024

Last Action

05/17/2024 S - Referred to - Senate Community, Economic & Recreational Development

HB2245 (T) - An Act amending the act of March 4, 1971 (P.L.6, No.2), known as the Tax Reform Code of 1971, in realty transfer tax, further providing for transfer of tax.

Sponsor

Rep. Manuel Guzman (D)

Cosponsors

Rep. Jose Giral (D), Rep. Carol Hill-Evans (D), Rep. Tarah Probst (D), Rep. Stephen Kinsey (D), Rep. Mark Rozzi (D), Rep. Mike Sturla (D), Rep. Christopher Pielli (D), Rep. Malcolm Kenyatta (D), Rep. Donna Bullock (D), Rep. Joshua Siegel (D), Rep. Melissa Cerrato (D), Rep. Mike H. Schlossberg (D), Rep. Heather Boyd (D), Rep. Ben V. Sanchez (D), Rep. Aerion Abney (D), Rep. Johanny Cepeda-Freytiz (D)

Summary

(PN 3009) Amends the Tax Reform Code, in realty transfer tax, further providing for transfer of tax. Removes language providing for each fiscal year thereafter in subsection (2). Provides that the amount transferred under subsection (a) may not exceed the following: \$100 million for the fiscal year beginning July 1, 2024, \$200 million for the fiscal year beginning July 1, 2025, \$300 million for the

fiscal year beginning July 1, 2026, \$400 million for the fiscal year beginning July 1, 2027, and \$500 million for the fiscal year beginning July 1, 2028, and each fiscal year thereafter. Asserts that nothing in this section shall be construed to increase the rate of tax imposed under section 1102-C. Effective in 60 days.

Intro Date

04/29/2024

Last Action

04/29/2024 H - Referred to - House Finance

HB2348 (T) - An Act amending the act of November 10, 1999 (P.L.491, No.45), known as the Pennsylvania Construction Code Act, in adoption and enforcement by municipalities, further providing for changes in Uniform Construction Code.

Sponsor

Rep. Rich Irvin (R)

Cosponsors

Rep. Rob W. Kauffman (R), Rep. Aaron Bernstine (R), Rep. Mike Jones (R), Rep. Mike Sturla (D), Rep. David H. Rowe (R), Rep. Lee James (R), Rep. Dan Moul (R), Rep. Jacob D. Banta (R), Rep. Michael Stender (R), Rep. Mary Jo Daley (D)

Summary

(PN 3292) Amends the Pennsylvania Municipalities Planning Code, in subdivision and land development, further providing for contents of subdivision and land development ordinance. Strikes all said language amending the Pennsylvania Construction Code Act. Stipulates that if a one- or two-family dwelling is demolished and replaced by another residential structure that conforms substantially to the same manner and use as the replaced one- or two-family dwelling, a municipality may allow the new residential structure to be constructed in accordance with the setback standards of the replaced one- or two-family dwelling and shall provide the setback standards to the building permit applicant. Effective in 60 days. (Prior Printer's Number: 3182) (PN 3182) Amends the Pennsylvania Construction Code Act, in adoption and enforcement by municipalities, further providing for changes in Uniform Construction Code. Stipulates that if a one- or two-family dwelling is demolished and replaced by another residential structure that conforms substantially to the same manner and use as the replaced one- or two-family dwelling, a municipality may allow the new residential structure to be constructed in accordance with the setback standards of the replaced one- or two-family dwelling and shall provide the setback standards to the building permit applicant. Effective in 60 days.

Intro Date

05/28/2024

Last Action

06/11/2024 H - Re-committed to - House Rules

HB2396 (T) - An Act amending the act of December 3, 1959 (P.L.1688, No.621), known as the Housing Finance Agency Law, in the agency, providing for tracking system for publicly financed housing.

Sponsor

Rep. Morgan Cephas (D)

Cosponsors

Rep. Jose Giral (D), Rep. Benjamin Waxman (D), Rep. Mike H. Schlossberg (D), Rep. Mike Jones (R), Rep. Stephen Kinsey (D), Rep. Ed Neilson (D), Rep. Carol Hill-Evans (D), Rep. Tim Brennan (D), Rep. Steven R. Malagari (D), Rep. Rick Krajewski (D), Rep. Ben V. Sanchez (D), Rep. Mary Jo Daley (D), Rep. Joe Ciresi (D), Rep. Gregory Scott (D), Rep. Carol Kazeem (D), Rep. Gwendolyn Roni Green (D)

Summary

(PN 3267) Amends the Housing Finance Agency Law, in the agency, creating a section to provide for tracking system for publicly financed housing. Provides no later than the first day of the month following the month in which the tracking system required under subsection (a) is implemented, the agency shall post to its publicly accessible Internet website a searchable database of all publicly financed housing in this commonwealth, providing various information regarding address and property information. Provides the agency shall maintain the database required under subsection (b) and update the contents, including any updates provided by a local housing agency under subsection (e), no later than the last day of each March, June, September and December. Provides that by December 31 of each year following the implementation of the tracking system established under subsection (a), the agency shall submit reports to the governor and each member of the General Assembly. Provides several definitions. Effective immediately.

Intro Date

06/06/2024

Last Action

06/07/2024 H - Referred to - House Housing & Community Development

HB2454 (T) - An Act providing for grants to subsidize home ownership; establishing the Pennsylvania Affordable Homeownership Subsidy Program; imposing duties on the Department of Community and Economic Development; submitting a report; and making an appropriation.

Sponsor

Rep. Lindsay Powell (D)

Cosponsors

Rep. Jose Giral (D), Rep. Carol Hill-Evans (D), Rep. Mike H. Schlossberg (D), Rep. La'Tasha D. Mayes (D), Rep. Tarik Khan (D), Rep. Ben V. Sanchez (D), Rep. Johanny Cepeda-Freytiz (D), Rep. Kristine C. Howard (D), Rep. Dan K. Williams (D), Rep. Heather Boyd (D), Rep. Gina H. Curry (D), Rep. Mary Jo Daley (D)

Summary

(PN 3421) The Pennsylvania Affordable Homeownership Subsidy Program Act provides for grants to subsidize home ownership; establishes the Pennsylvania Affordable Homeownership Subsidy Program within the Department of Community and Economic Development (DCED) to subsidize affordable homeownership for households with annual household incomes between 60 percent and 120 percent of the area median income; imposes duties DCED; submits a report; and makes an appropriation. Provides definitions. Requires DCED to establish an application process for the distribution of grants to be awarded under subsection (c) no later than 90 days after the effective date of this section. Outlines what shall apply relative to grants. Details the project types the program shall provide grants for. Provides provisions for administration by the department, including administration and oversight, guidelines and collaboration. Outlines department reporting, publishing of report and county reporting. Directs the General Assembly to appropriate funds to DCED from the General Fund for the purpose of administering the program. Effective in 180 days.

Intro Date

06/26/2024

Last Action

06/26/2024 H - Referred to - House Housing & Community Development

HCO969 (T) - Allows municipalities to adopt local programs to allow for tenants or a designated public or qualified nonprofit to make a first offer to purchase a building with tenants if the property owner decides to sell.

Sponsor

Rep. Sara Innamorato (D)

Intro Date

01/24/2023

Last Action

01/24/2023 H - Cosponsor memo filed

HCO2461 (T) - Encouraging the Creation of Workforce Housing

Sponsor

Rep. Mike Sturla (D)

Summary

Provides priority consideration for project funding to create workforce housing or create housing near an industrial or office park.

Intro Date

11/15/2023

Last Action

11/15/2023 H - Cosponsor memo filed

HCO2711 (T) - Housing in Our Sites Program**Sponsor****Cosponsors**

Rep. Mike Sturla (D)

Summary

Creates the Housing In Our Sites Program to provide grants and loans for the acquisition and development of key sites or buildings to be used for higher density housing outcomes, including townhomes, condominiums, or apartments, based on the Business In Our Sites Program administered by the Department of Community and Economic Development.

Intro Date

02/13/2024

Last Action

02/13/2024 H - Cosponsor memo filed

HCO2730 (T) - Multi-Family Housing in Areas Zoned for Office Space**Sponsor**

Rep. Joshua Siegel (D)

Summary

Revises zoning laws to allow multi-family housing and mixed-use development in urban areas zoned for office, retail and parking with existing water and sewer systems.

Intro Date

02/16/2024

Last Action

02/16/2024 H - Cosponsor memo filed

HCO2732 (T) - Multi-Family Housing in Areas Zoned for Office Space

Sponsor

Rep. Joshua Siegel (D)

Summary

Revises zoning laws to allow multi-family housing and mixed-use development in urban areas zoned for office, retail and parking with existing water and sewer systems.

Intro Date

02/16/2024

Last Action

02/16/2024 H - Cosponsor memo filed

HCO2791 (T) - Public Database of Affordable Housing

Sponsor

Rep. Morgan Cephas (D)

Summary

Creates a database of publicly financed properties throughout the commonwealth, through the Pennsylvania Housing Finance Agency (PHFA) & other local agencies.

Intro Date

03/05/2024

Last Action

03/05/2024 H - Cosponsor memo filed

HCO3227 (T) - LLC Transparency Act

Sponsor

Rep. Rick Krajewski (D)

Summary

Outlines the creation and maintenance of a statewide Limited Liability Corporations (LLCs) database.

Intro Date

05/03/2024

Last Action

05/03/2024 H - Cosponsor memo filed

HCO3291 (T) - Increasing Affordable Housing Availability

Sponsor

Rep. Jim Prokopiak (D)

Summary

Incentivizes municipalities to revise their zoning to allow for additional affordable housing.

Intro Date

05/20/2024

Last Action

05/20/2024 H - Cosponsor memo filed

HR66 (T) - A Resolution directing the Legislative Budget and Finance Committee to conduct a study and issue a report on the impact of housing on health in this Commonwealth.

Sponsor

Rep. Ismail Smith-Wade-El (D)

Cosponsors

Rep. Maureen E. Madden (D), Rep. Stephen Kinsey (D), Rep. Danilo Burgos (D), Rep. Ben V. Sanchez (D), Rep. Carol Kazeem (D), Rep. Kristine C. Howard (D), Rep. Mike Sturla (D), Rep. Anthony A. Bellmon (D), Rep. Lisa A. Borowski (D), Rep. Carol Hill-Evans (D), Rep. Darisha K. Parker (D), Rep. Johanny Cepeda-Freytiz (D), Rep. Tarik Khan (D), Rep. Benjamin Waxman (D), Rep. Sara Innamorato (D), Rep. Danielle Friel Otten (D), Rep. Rick Krajewski (D), Rep. Donna Bullock (D), Rep. La'Tasha D. Mayes (D), Rep. Robert Freeman (D), Rep. Gwendolyn Roni Green (D), Rep. Tina M. Davis (D), Rep. Jeanne McNeill (D), Rep. Malcolm Kenyatta (D), Rep. Perry S. Warren (D)

Summary

(PN 867) Resolution directing the Legislative Budget and Finance Committee to conduct a study and issue a report on the impact of housing on health in the commonwealth.

Intro Date

04/10/2023

Last Action

06/26/2023 H - Adopted

HR368 (T) - A Resolution urging the Auditor General to conduct an audit of the Whole-Home Repairs Program.

Sponsor

Rep. Rich Irvin (R)

Cosponsors

Rep. Kerry A. Benninghoff (R), Rep. Doyle Heffley (R), Rep. Barry J. Jozwiak (R), Rep. Thomas H. Kutz (R), Rep. Andrew Kuzma (R), Rep. Ryan E. Mackenzie (R), Rep. Abby Major (R), Rep. Eric R. Nelson (R), Rep. Craig T. Staats (R)

Summary

(PN 2850) Resolution urging the Auditor General to conduct an audit of the Whole-Home Repairs Program.

Intro Date

04/03/2024

Last Action

04/03/2024 H - Referred to - House Appropriations

HR425 (T) - A Resolution directing the Legislative Budget and Finance Committee to conduct a study on the growth and changes of short-term rentals operating in this Commonwealth.

Sponsor

Rep. Lindsay Powell (D)

Cosponsors

Rep. Jennifer O'Mara (D), Rep. Tarik Khan (D), Rep. Mike H. Schlossberg (D), Rep. Jose Giral (D), Rep. Tarah Probst (D), Rep. Patrick Gallagher (D), Rep. Emily Kinkead (D), Rep. Ben V. Sanchez (D), Rep. Christopher M. Rabb (D), Rep. Danielle Friel Otten (D), Rep. Melissa L. Shusterman (D),

Rep. Gregory Scott (D), Rep. Daniel J. Deasy (D), Rep. Gwendolyn Roni Green (D), Rep. Heather Boyd (D), Rep. Mary Jo Daley (D)

Summary

(PN 3293) Resolution directing the Joint State Government Commission (JSGC) to conduct a study on the growth and changes of short-term rentals operating in this commonwealth. Provides contextual background regarding the short-term rental industry. Directs the JSGC, with assistance from the Local Government Commission (LGC) to conduct a study on the growth and changes of short-term rentals operating in the commonwealth and to issue a report of its findings and recommendations to the General Assembly. Details information to be included in the report, which must be submitted no later than 180 days after the resolution's adoption. (Prior Printer's Number: 3063) (PN 3063) Resolution directing the Legislative Budget and Finance Committee (LBFC) to conduct a study on the growth and changes of short-term rentals operating in this commonwealth.

Intro Date

05/06/2024

Last Action

07/03/2024 H - Adopted

SB98 (T) - An Act amending the act of May 28, 1937 (P.L.955, No.265), referred to as the Housing Authorities Law, providing for public housing safety committees; further providing for requirements regarding tenants and landlords in cities of the first class; and providing for background checks for landlords.

Sponsor

Sen. Wayne Langerholc (R)

Cosponsors

Sen. Tracy Pennycuick (R), Sen. Judy Ward (R), Sen. Doug Mastriano (R), Sen. Patrick J. Stefano (R), Sen. Elder A. Vogel (R)

Summary

(PN 44) Amends the Housing Authorities Law, providing for public housing safety committees by detailing within each housing authority, a public housing safety committee shall be created to review background checks in compliance with federal law. The committee shall take all necessary measures to comply with federal law and evaluate documentation provided by the housing authority; the committee shall vote to inform the authority of its evaluation; details process for denying an application. Provides requirements for background checks for landlords. Provisions relating to public housing safety committees are effective immediately; the remainder of the act is effective in 90 days.

Intro Date

01/18/2023

Last Action

SB376 (T) - An Act amending the act of April 9, 1929 (P.L.177, No.175), known as The Administrative Code of 1929, establishing the Commonwealth Housing Council; and providing for duties of council.

Sponsor

Sen. Vincent J. Hughes (D)

Cosponsors

Sen. Judy L. Schwank (D), Sen. Arthur L Haywood (D), Sen. Wayne D. Fontana (D), Rep. Brett R. Miller (R), Sen. Nikil Saval (D), Sen. Steven J. Santarsiero (D), Sen. Jay Costa (D), Sen. James Dillon (D), Sen. Amanda M. Cappelletti (D), Sen. Jim R. Brewster (D), Sen. Christine M. Tartaglione (D), Sen. John I. Kane (D), Sen. Timothy P. Kearney (D), Sen. Carolyn T. Comitta (D), Sen. Maria Collett (D)

Summary

(PN 298) Amends the Administrative Code, establishing the Commonwealth Housing Council. Adds a definition for council and establishes the Commonwealth Housing Council to coordinate with executive departments and agencies regarding Pennsylvania's housing policies. Provides for membership criteria to include the secretary of community and economic development, the secretary of human services, the Executive Director of the Pennsylvania Housing Agency, the secretary of the budget, a senator appointed by the president pro tempore, a senator appointed by the minority leader, a representative appointed by the Speaker of the House, a representative appointed by the Minority Leader of the House, the mayor of a city of the first class, the county executive of a county of the second class, one member of county government appointed by the governor from a specified list for each county grouping, or a respective designee. Provides for administration of council, to set guidelines for organization, quorum and meeting requirements. Provides a term limit of any member of the council shall include three years and reappointments for no more than two consecutive terms. Provides the duties of the council include developing a unified set of housing-related goals and priorities, working in collaboration with executive departments or agencies, developing and updating a state plan at least once every five years, creating and maintaining a consolidated inventory and resource guide, implementing national best practices research, conducting research or collecting data relating to the needs, demands and conditions of affordable and workforce housing, ensuring Pennsylvania's comprehensive housing strategy is developed with the needs of the diverse communities of the state, serving as a coordinating resource, working in collaboration with executive departments or agencies and providing regular updates to the governor, the executive departments or agencies and the General Assembly. Requires that the council inform the governor and the General Assembly and post relevant information about its work. Effective in 60 days.

Intro Date

02/16/2023

Last Action

02/16/2023 S - Referred to - Senate Urban Affairs & Housing

SB532 (T) - An Act amending the act of March 4, 1971 (P.L.6, No.2), known as the Tax Reform Code of 1971, in realty transfer tax, further providing for transfer of tax.

Sponsor

Sen. Elder A. Vogel (R)

Cosponsors

Sen. Arthur L Haywood (D), Sen. Michele Brooks (R), Sen. Wayne D. Fontana (D), Sen. Carolyn T. Comitta (D), Sen. Timothy P. Kearney (D), Sen. Jay Costa (D), Sen. David G. Argall (R), Sen. Devlin J. Robinson (R), Sen. Tracy Pennycuick (R), Sen. Camera Bartolotta (R), Sen. Maria Collett (D), Sen. Daniel Laughlin (R), Sen. Amanda M. Cappelletti (D), Sen. Lindsey Marie Williams (D), Sen. Jim R. Brewster (D), Sen. Patrick J. Stefano (R), Sen. Sharif Street (D), Sen. John Disanto (R), Sen. James Dillon (D), Rep. Brett R. Miller (R), Sen. Gene Yaw (R), Sen. John I. Kane (D), Sen. Marty Flynn (D), Sen. Frank A. Farry (R), Sen. Nikil Saval (D), Sen. Christine M. Tartaglione (D)

Summary

(PN 477) Amends the Tax Reform Code, in realty transfer tax, further providing for a transfer of tax to specify amounts transferred may not exceed \$80 million for the fiscal year beginning July 1, 2023, \$90 million for the fiscal year beginning July 1, 2024, and \$100 million for the fiscal year beginning July 1, 2025, and each fiscal year thereafter. Nothing in the act shall be construed to increase the rate of taxes imposed. Effective in 60 days.

Intro Date

03/15/2023

Last Action

06/19/2023 S - Re-referred to - Senate Appropriations

SB543 (T) - An Act amending Title 53 (Municipalities Generally) of the Pennsylvania Consolidated Statutes, in optional affordable housing funding, further providing for affordable housing programs fee in counties, providing for reporting requirements and for Pennsylvania Affordable Housing Advisory Committee and imposing duties on the Pennsylvania Housing Finance Agency.

Sponsor

Sen. Amanda M. Cappelletti (D)

Cosponsors

Sen. Arthur L Haywood (D), Sen. Timothy P. Kearney (D), Sen. Judy L. Schwank (D), Sen. Carolyn T. Comitta (D), Sen. Jay Costa (D), Sen. Sharif Street (D), Sen. James Dillon (D), Sen. John I. Kane (D)

Summary

(PN 529) Amends Title 53 (Municipalities Generally), in optional affordable housing funding, further providing for affordable housing programs fee in counties, providing for reporting requirements and for Pennsylvania Affordable Housing Advisory Committee and imposing duties on the Pennsylvania Housing Finance Agency. Limits the additional fees levied by a governing body of a county under subsection (a) to the total amount charged by the county for recording deeds and mortgages. Imposes annual reporting requirements for counties to submit to the Pennsylvania Affordable Housing Advisory Committee. Details the required content of the annual reports. Requires the Pennsylvania Housing Finance Agency to prescribe the form and manner of the annual reports, which must be posted to the agency's publicly accessible website. Establishes the Pennsylvania Affordable Housing Advisory Committee and addresses its composition, quorum and voting thresholds, terms, vacancies, meeting schedule, compensation and reimbursement. Requires the committee to share, study and consider challenges to county affordable housing efforts, review the most recent annual reports submitted by the counties and provide an annual report to the chairmen of the Senate Urban Affairs and Housing Committee and the House Urban Affairs Committee of the General Assembly. Details the required components of the annual report. Provides definitions. Effective in 60 days.

Intro Date

03/28/2023

Last Action

03/28/2023 S - Referred to - Senate Urban Affairs & Housing

SB616 (T) - An Act amending the act of December 3, 1959 (P.L.1688, No.621), known as the Housing Finance Agency Law, in the agency, providing for tracking system for publicly financed housing.

Sponsor

Sen. Vincent J. Hughes (D)

Cosponsors

Sen. Nikil Saval (D), Sen. Amanda M. Cappelletti (D), Sen. John I. Kane (D), Sen. Arthur L Haywood (D), Sen. Christine M. Tartaglione (D), Sen. Wayne D. Fontana (D), Sen. Jim R. Brewster (D), Sen. Carolyn T. Comitta (D), Sen. James Dillon (D), Sen. Jay Costa (D), Sen. Timothy P. Kearney (D), Rep. Brett R. Miller (R), Sen. Judy L. Schwank (D), Sen. Maria Collett (D), Sen. Sharif Street (D)

Summary

(PN 628) Amends Housing Finance Agency Law, in the agency, providing for tracking system for publicly financed housing. Directs the Housing Finance Agency to establish a system for tracking publicly financed housing in Pennsylvania, further providing for the system's methodology. Further directs the agency to post a searchable database to its website, providing for content of the database. Directs the agency to submit a report to the governor and members of the General Assembly. Effective immediately.

Intro Date

04/24/2023

Last Action

SB679 (T) - An Act amending the act of March 4, 1971 (P.L.6, No.2), known as the Tax Reform Code of 1971, in mixed-use development tax credit, further providing for mixed-use development tax credits.

Sponsor

Sen. Jay Costa (D)

Cosponsors

Sen. Michele Brooks (R), Sen. Wayne D. Fontana (D), Sen. John I. Kane (D), Sen. Lisa M. Boscola (D), Sen. Jim R. Brewster (D), Sen. Judy L. Schwank (D), Sen. Amanda M. Cappelletti (D), Rep. Brett R. Miller (R)

Summary

(PN 749) Amends the Tax Reform Code, in mixed-use development tax credit, further providing for the agency to allocate an amount not to exceed \$15 million in each fiscal year in mixed-use development tax credits and is directed to deposit proceeds and earnings derived from the sale into the fund. Effective in 60 days.

Intro Date

05/15/2023

Last Action

05/15/2023 S - Referred to - Senate Finance

SB1126 (T) - An Act amending the act of July 31, 1968 (P.L.805, No.247), known as the Pennsylvania Municipalities Planning Code, in general provisions, further providing for definitions; in subdivision and land development, further providing for grant of power and for contents of subdivision and land development ordinance; and, in zoning, further providing for ordinance provisions, providing for accessory dwelling units and further providing for zoning purposes.

Sponsor

Sen. John Disanto (R)

Cosponsors

Sen. Daniel Laughlin (R), Sen. Greg Rothman (R), Sen. Nikil Saval (D), Sen. Timothy P. Kearney (D), Sen. Jarrett Coleman (R), Sen. Scott Hutchinson (R), Sen. Scott Martin (R)

Summary

(PN 1508) Amends the Pennsylvania Municipalities Planning Code, in general provisions, further providing for the definitions of “mobilehome,” “mobilehome lot” and “mobilehome park” and adding several definitions; in subdivision and land development, further providing for grant of power to make editorial changes and for contents of subdivision and land development ordinance to add a paragraph; and, in zoning, adding subsections to further provide for ordinance provisions, adding a section to provide for accessory dwelling units and further providing for zoning purposes to make an editorial change. Inserts language stating the subdivision and land development ordinance may include provisions for ensuring that all forms of single-family detached dwelling units are regulated uniformly throughout the municipality or city of the first or second class has not enacted a zoning ordinance. Changes “common interest ownership” community to “planned” community in section 603(1). Grants the automatic right to use manufactured housing and accessory dwelling units in single-family zoning districts. Permits medium-density housing for municipalities with larger populations. Outlines what zoning ordinances may not require. Directs a municipality or city of the first or second class to adopt an ordinance to permit the development of at least one accessory dwelling unit for each single-family detached dwelling unit, subject to reasonable regulation. Provides for a permit application for an accessory dwelling unit, stating it shall be considered and approved ministerially without discretionary review or a hearing. Provides for if a municipality or city of the first or second class denies an application for an accessory dwelling unit. Allows accessory dwelling units to be either attached to or located within the proposed or existing single-family detached dwelling unit or detached from the proposed or existing single-family detached dwelling unit and located in the same lot as such dwelling. Further provides for what a municipality or city of the first or second class may or may not establish. Stipulates that no setback shall be required for an existing living area or accessory structure or for a structure constructed in the same location that is converted to an accessory dwelling unit or for a portion of an accessory dwelling unit. Further provides for accessory dwelling units. Effective in 60 days.

Intro Date

04/05/2024

Last Action

04/05/2024 S - Referred to - Senate Urban Affairs & Housing

SB1168 (T) - An Act amending the act of April 9, 1929 (P.L.343, No.176), known as The Fiscal Code, in emergency COVID-19 response, further providing for Housing Options Grant Program; and making appropriations.

Sponsor

Sen. Vincent J. Hughes (D)

Cosponsors

Sen. Jay Costa (D), Sen. Arthur L Haywood (D), Sen. Nikil Saval (D), Sen. Steven J. Santarsiero (D), Sen. John I. Kane (D), Sen. Wayne D. Fontana (D), Sen. Jim R. Brewster (D), Sen. James Dillon (D), Sen. Judy L. Schwank (D)

Summary

(PN 1535) Amends the Fiscal Code, in emergency COVID-19 response, further providing for Housing Options Grant Program; and making appropriations. Asserts that the program shall make grants or loans from money made available to the agency for the development of affordable housing units, including building new housing units, rehabilitating existing properties to make them affordable housing units or preserving existing affordable housing units. Appropriates \$100 million from the General Fund to the agency to provide grants or loans through the program no later than July 15, 2024, and continually each July 15 until no later than July 15, 2028. Makes editorial changes and adds language relating to requirements to direct the agency to establish a maximum income limit for eligible tenants at a threshold that the agency deems appropriate, which does not exceed those amounts published annually for Low Income Housing Tax Credit-financed properties in the respective county. Effective immediately.

Intro Date

04/22/2024

Last Action

04/22/2024 S - Referred to - Senate Urban Affairs & Housing

SB1282 (T) - An Act amending the act of May 28, 1937 (P.L.955, No.265), referred to as the Housing Authorities Law, providing for training requirement for members of authority.

Sponsor

Sen. Nicholas Miller (D)

Cosponsors

Sen. Jay Costa (D), Sen. Wayne D. Fontana (D), Sen. Timothy P. Kearney (D)

Summary

(PN 1822) Amends the Housing Authorities Law, adding a section to provide for training requirement for members of authority. Directs the Department of Community and Economic Development (DCED), in consultation with representatives of housing authorities, municipal officials, public housing residents, housing industry professional organizations or a statewide housing association and relevant federal and state agencies, to establish and implement a mandatory training program for members of housing authorities. Requires each newly appointed member and an individual serving as a member of an authority on the effective date to complete the training program no later than 180 days following the beginning of their term of office or within 180 days of the effective date, respectively. Allows an authority to remove a member who does not complete the training program. Provides that the course curriculum for the training program shall consist of a minimum of eight hours of instruction delivered either in person, online, virtually or remotely, detailing what topics or areas the information modules shall include at a minimum. Requires the training program to be made available by DCED at no cost to an authority or its members. Directs DCED to use money appropriated by the General Assembly to underwrite the cost of providing and administering the training program. Allows DCED to partner or contract with a third-party entity to develop and deliver the training program. Provides that DCED may approve alternative training programs which may be provided by an authority at its own expense. Stipulates nothing in this section shall be construed to prohibit an authority from offering additional training programs or other learning activities, specifying that the costs of any additional programs or activities may not be paid by DCED. Effective in 180 days.

Intro Date

07/12/2024

Last Action

07/12/2024 S - Referred to - Senate Urban Affairs & Housing

SCO1488 (T) - Comprehensive Training for Housing Commissioners

Sponsor

Sen. Nicholas Miller (D)

Summary

Implementing training practices for housing authority commissioners across Pennsylvania.

Intro Date

03/20/2024

Last Action

03/20/2024 S - Cosponsor memo filed

SCO1943 (T) - Expanding Access to Affordable Housing through RAD

Sponsor

Sen. Lindsey Marie Williams (D)

Summary

Allows housing authorities in Pennsylvania to develop housing options through the Rental Assistance Demonstration (RAD) program administered by the U.S. Department of Housing and Urban Development (HUD).

Intro Date

05/28/2024

Last Action

05/28/2024 S - Cosponsor memo filed