



November 30 Legislative Update Phone Call Summary

Thank you to those who participated in our most recent Legislative Update Conference Call, which took place on Wednesday, November 30th. This was our last conference call for 2016. [Click here](#) for 2017's Legislative Update Conference Call schedule. For those of you who were unable to participate, there is a brief summary of our call below. If you have any questions about these topics or anything else happening around the state, please [contact Christine](#).

New Tenant Death Bill Effective January 1

PA State Rep. Stanley Saylor's (R- York) HB 447 passed the state General Assembly finally on October 19, 2016. Governor Wolf signed the bill into law on November 2, 2016. Now Act 116, it becomes effective in 60 days. For information on the new law's provisions and how PAA was involved in the bill, please visit [our website](#).

Early Lease Termination Bill for Elderly and Disabled Could be Re-introduced in New Session

PA Rep. Madeleine Dean (D- Montgomery) worked to pass a bill in which seniors and disabled persons seeking long-term care would be able to terminate their leases early. Though the bill did not pass both chambers of the General Assembly

this session, PAA anticipates its resurrection in 2017. For more information on the bill, please see [our website](#).

News for Next Year's General Assembly Leadership

While Republicans already had secure numbers in both chambers in recent years, their numbers increased in both the House and the Senate in the most recent election. Republicans' leadership elections for the coming session increased Republican leadership representation from the central and west portions of the state. The southeast now has no representation in Republican General Assembly leadership.

PAA staff is happy to report that the Association continues to build and strengthen its relationship with Governor Tom Wolf and his team. Please keep [Christine](#) abreast of your relationships with members of the PA Administration and General Assembly. These will be key as we continue to work on issues of importance to the multifamily industry.

Spot Appeals Strategy for 2017

PAA will continue to move ahead with the Spot Appeals battle. The practice of spot appeals by school districts continues to grow and threaten our members' properties. One member company noted recently that spot reassessments on some of their properties is costing them at least \$50 million. This issue remains on our agenda because of its incredible importance to owner members across the Commonwealth.

PAA's Harrisburg lobbying firm, Buchanan, Ingersoll & Rooney, has developed a strategy for the upcoming year specifically focused on the spot appeals effort. Our "boots on the ground" plan to expand our base of allies by working with more retail and commercial companies and associations to build a strong and united

coalition. Most recently, Buchanan spoke with Rep. Warren Kampf (R- Chester) regarding his willingness to champion our cause and re-introduce spot appeals legislation during the upcoming session.

Attorney General Investigating Leases in Central PA Area

A head's up. PAA recently learned that the Pennsylvania Attorney General's office has been looking at how leases are structured and used, particularly student housing leases in the Central PA region. Some issues the office has brought up specifically are how some leases call for additional fees and penalties for damages that go beyond a resident's security deposit, move out and cleaning fees, and language prohibiting residents from contracting with certain companies. Additionally, the AG's office has been looking into clauses that state that the management company is able to enter a residential unit during certain times without the resident's express permission. If you have any experiences with the state's Attorney General's Office contacting you about your lease, please [contact Christine](#).

Philadelphia Updates: Ticket-to-Tow Bill and Lead Service Line Bill

While many PAA members do not have properties in Philadelphia and are therefore not affected directly by the City's legislation, it is important to keep members informed of the City's wheeling and dealing as many initiatives spill over into other municipalities. Below is a very brief summary of the two complex issues, but please do not hesitate to [contact Alisa](#) with more information on either.

Ticket-to-Tow: Recently, Philadelphia City Councilwoman Maria Quinones-Sanchez reintroduced [Bill 160682](#), which requires a vehicle to be ticketed by a police or law enforcement officer prior to being towed from private property. PAA swiftly lobbied hard against the measure, as it created many problems for multi-family property owners when it was previously in effect from 2010-2012. While the Councilwoman agreed to carve out an exemption for multi-family, the mayoral administration and PPD pushed back against it. Currently, the bill does not have a carve-out, but the Councilwoman and PAA will continue to work with other stakeholders to make this bill less burdensome for multi-family property owners.

Lead Service Line: Philadelphia City Councilwoman Cindy Bass introduced [Bill 160687](#) several months ago. The goal of the bill is to add lead service lines to the current law that calls for lead paint and lead dust inspections and disclosure. PAA and the real estate coalition mounted an effort to change many of the bill's provisions, though only a few successes were realized. The bill contains many problematic provisions, including one in which a lessee can terminate a lease due to lead piping components within a property. Though the bill will pass into law with this and other issues, PAA plans to seek legislation remedying these problems should they cause undue harm onto rental property owners in the months and years to come.