



2023-2024 Pennsylvania End of Legislative Session Report

Community Associations Institute's (CAI) Pennsylvania Legislative Action Committee (PA LAC) worked diligently during the first year of a two-year session, on behalf of the approximately 1,420,000 Pennsylvanians living in 541,000 homes in more than 6,930 community associations.

On May 2nd, CAI's PA LAC conducted an Advocacy Summit in Harrisburg advocating on several priorities left from the 2021-2022 legislative session, including the regulation of voting in common interest communities, data collection and transparency for better understanding of the community association housing model, and tax credit equity for community association residents. Attendees met with more than two dozen key legislators, and advocates sent nearly 90 messages to elected officials in conjunction with CAI's visit to help promote these advocacy priorities.

More than 4,700 bills were introduced, and the PA LAC actively advocated on 12 bills while making corrections to other issues from past legislative sessions. Below is a brief overview:

HB 1716 - An Act amending Title 15 (Corporations and Unincorporated Associations) of the Pennsylvania Consolidated Statutes, in entities generally, further providing for requirements for names generally and providing for registration of name of domestic nonfiling association; in entity transactions, further providing for nature of transactions and for approval by limited liability company; in foreign associations, further providing for foreign registration statement; in general provisions, further providing for definitions. The PA LAC endorses this legislation related to association incorporation. It addresses a challenge posed by legislation from the previous year that eliminated the option for associations to register as unincorporated, affecting numerous Pennsylvania community associations that traditionally chose this registration method. The passage of this bill would restore the ability for associations to register as unincorporated entities.

Status: Bill referred to Senate Committee. Carried over to 2024.

HB 1759 - An Act amending Title 68 (Real and Personal Property) of the Pennsylvania Consolidated Statutes, in general provisions relating to condominiums, further providing for definitions; and, in management of the condominium, further providing for powers of unit owners' association. This legislation amends existing law governing community associations in Pennsylvania. The PA LAC opposes this legislation as written which adds language regarding prohibitions on associations from regulating solar panels in townhome developments, its current form, but supports potential amendments that would provide a comprehensive approach to the issue of solar panels in community associations.

Status: Referred to House Committee. Carried over to 2024.

HB 1289 - An Act amending Title 68 (Real and Personal Property) of the Pennsylvania Consolidated Statutes, in residential real property, providing for repudiation of discriminatory real estate



covenants. The PA LAC supports this legislation which aligns with CAI Public Policy regarding the simplified removal of discriminatory covenants. Passing this legislation would mean that Pennsylvania would join 22 other states that have passed legislation that provides for a process to allow for the removal of restrictions deemed to be discriminatory under the federal Fair Housing Act and/or state anti-discrimination laws.

Status: PASSED

HB 1736 – An Act amending Title 68 (Real and Personal Property) of the Pennsylvania Consolidated Statutes, in creation, alteration and termination of condominiums, further providing for amendment of declaration; in creation, alteration and termination of cooperatives, further providing for amendment of declaration; and, in creation, alteration and termination of planned communities, further providing for amendment of declaration. CAI’s PA LAC is monitoring this legislation which changes the way voting is calculated in association referendums. The existing law states that amendments to a declaration must be approved by sixty-seven percent of votes allocated in an association. The language of this legislation would change that to sixty-seven percent of votes collected in a referendum, vastly lowering the threshold required to amend a declaration.

Status: Bill referred to House Committee. Carried over to 2024.

HB 1179 - An Act amending Title 68 (Real and Personal Property) of the Pennsylvania Consolidated Statutes, in management of the condominium, providing for solar access; in management of cooperatives, providing for solar access; and, in management of planned community, providing for solar access. This legislation amends existing law regarding associations. The PA LAC is monitoring this legislation which adds language regarding regulations on solar access in associations. This legislation specifically precludes associations from prohibiting the use of clotheslines and the LAC plans to propose amendments to the bill to better align with industry best practices.

Status: Referred to House Committee. Carried over to 2024.

HB 62 – An Act amending Title 68 (Real and Personal Property) of the Pennsylvania Consolidated Statutes, in protection of purchasers relating to condominiums, further providing for public offering statement and general provisions and for resales of units; in protection of cooperative interest purchasers, further providing for public offering statement and general provisions and for resales of cooperative interests; and, in protection of purchasers relating to planned communities, further providing for public offering statement and general provisions and for resales of units. The PA LAC opposes this legislation which would require a signed affidavit in a resale disclosure of a condominium unit. This would be more burdensome on community associations in the state.

Status: Referred to House Committee. Carried over to 2024.



Philadelphia City Council Bill 220299 - Amending Subcode "F" of Title 4 of The Philadelphia Code, entitled "The Philadelphia Fire Code," to require the installation of automatic fire sprinkler systems in additional high-rise buildings, all under certain terms and conditions. In addition to state-level legislation, the PA LAC monitored and opposed Philadelphia City Council legislation that would require the installation of fire sprinklers in existing high-rise community associations. The regulation would cost owners and renters \$20,000 to \$50,000 per unit. With the help of 150 advocates in the City of Philadelphia, the LAC helped oppose the legislation.

Status: Died

Amendments to 2022 HB 1795. One of the top priorities of the PA LAC is making amendments to legislation passed last year which deals with voting procedures in associations. The LAC is in the process of drafting amendments to this legislation and plans to introduce a bill in January 2024.

Your Assistance is Needed

The CAI Pennsylvania LAC relies on outside resources such as professional lobbying as a vital and integral part of the legislative process. The volunteers who make up the Pennsylvania Legislative Action Committee – including homeowner leaders, community managers, and business partners – greatly rely on contributions from management companies and business partners in addition to individuals to continue their important efforts in the legislature. The PA LAC needs your financial support to bolster their advocacy activities in 2024 and beyond. We encourage donations from Pennsylvania community associations, business partners, and individuals. Please visit www.caionline.org/lacdonate/ and donate to “Pennsylvania” to support our continued efforts.

We need YOUR voice! [Sign up today](#) to become a CAI Advocacy Ambassador and help shape legislation in your state!

Pennsylvania Contact Information

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