



GOVERNMENT AFFAIRS SUMMARY OF 2016

MOMENTUM.....

There may have been a bit of drama on the national scene in 2016, but the real action for the Pennsylvania Apartment Association was most definitely in Harrisburg.

PAA went head to head, or hand to hand depending on the situation, with the Governor, leadership in both chambers of the General Assembly, as well as rank and file GA members and their staff.

We succeeded in holding some bills in committee, advancing others, and expanding our presence “on the Hill.” We were frequently consulted as the apartment industry expert and asked to weigh in on policy concerns.

Associations get the job done. Our collective voice, stronger every year, links our issues with lawmakers’ own goals and agendas. In short, they listen to us.

The following summarizes our Government Affairs activity and the significant legislative events of 2016.

NEW STATE LAWS

175 general Acts were enacted in Pennsylvania in 2016. The following are of importance to our members:

Death of a Tenant: After several tries in past sessions, PA State Representative Stanley Saylor's (R- York) HB 447 finally won the favor of the General Assembly. Governor Wolf signed the bill into law as **Act 116** of 2016. As of January 1st, 2017, if a tenant who was the sole tenant dies, the executor or administrator of the estate has the option to terminate the lease upon fourteen days' written notice to the landlord on the later of the last day of the second calendar month that immediately follows the calendar month in which the tenant died or upon surrender of the rental unit and removal of all personal property. The estate would still be liable for rent incurred prior to the date of the termination of the lease as well as costs for any damages.

PAA was instrumental in securing several changes to the bill's original language that assures rental owners will not lose rent immediately upon the tenant's death. The bill was changed at our request to obligate the estate to pay rent through the second month after the death or surrender of the premises, whichever is later. Our lobbying efforts also secured assurances in the bill that rent and fees that accrue prior to the death would still be owed.

Deed and Mortgage Recording Fees for Blighted Building Demolition Fund: Act 152 of 2016 authorizes second class through Class A counties and home rule counties to raise demolition funds for blighted buildings. Governing bodies in such counties are authorized to require the recorder of deeds to charge and collect a maximum fee of \$15 for each deed and mortgage recorded. The fees must be deposited in a separate fund and used exclusively for the demolition of blighted property in the county. This bill was the product of State Senator David Argall's (R- Schuylkill) blight task force, on which PAA participates.

Limit on Tax Windfalls after Countywide Reassessment: SB 899 became **Act 156** of 2016 in November. It provides clarification to the provisions of County Assessment Law that require the adjustment of rates of taxes on real property following a countywide reassessment. Each tax on real estate must be made revenue neutral after a countywide reassessment, putting to rest any notion that multiple tax rates could be adjusted differently so long as total revenue neutrality was the final outcome.

Limited Liability Partnerships, General Partnerships, Limited Partnerships and Limited Liability Companies: Act 170 of 2016 replaces the 1914 version of Pennsylvania's Uniform Partnership Act (UPA), and makes conforming changes in PA Title 54 regarding the names of business associations. Briefly, this extensive bill replaces existing law on general partnerships, limited partnerships and limited liability companies with recent revisions of three uniform acts promulgated by the Uniform Law Commission (ULC): the Uniform Partnership Act (UPA), the Uniform Limited Partnership Act (ULPA) and the Uniform Limited Liability Act (ULLA).

Medical Marijuana: Act 16 of 2016 regulates all facets of medical marijuana cultivation, manufacture and use. It provides for patient and caregiver certification, regulations for growers and dispensers, and limited use of marijuana for medical purposes. The new law centers on providing safe access to medical marijuana for patients suffering certain medical conditions. It also includes requirements for employers, but the provisions covering requirements for landlords that were a part of earlier versions of the legislation were removed from the final bill.

Municipal Code and Ordinance Compliance: Act 133 of 2016 reduces the amount of time a purchaser of a building has to bring any building or structure into code compliance from what was 18 months to 12 months. The bill also provides for the issuance of certificates and ramifications for failure to comply with requirements.

2016 STATE BILLS AND ISSUES

Our government affairs program includes monitoring as well as supporting or opposing pertinent bills and cosponsor memos. Over 3,800 bills and over 5,400 co-sponsor memos were filed in the 2015-2016 session. A great number of the bills and memos would have either directly or indirectly affected our Association members. Some bills were more active than others. We stay current on all bills and lobby as appropriate. We routinely communicate our opposition or support to key committees, which can influence committee activity, and escalate our lobbying efforts as needed. The significant legislative issues we covered in 2016 were:

Blight: Measures to deal with blight have the potential of creating unintended consequences for all property owners. We therefore continue to be a part of State Senator David Argall's (R- Schuylkill) task force on blight and follow all related legislation. We will continue to work with the Task Force and weigh in on behalf of the apartment industry.

HB 386 (St. Rep. Neal Goodman, D- Schuylkill) would have allowed governing bodies to petition common pleas courts to divest all county, municipal and school district tax claims against a property. The bill's intent was to help local governments deal with properties that are a public nuisance, and tax claims in some extreme cases can delay or prevent their demolition. The bill never made it out of committee.

HB 434 (St. Rep. Anthony DeLuca, D- Allegheny) would have expanded the definition of "owner" in the Neighborhood Blight Reclamation and Revitalization Act to include mortgage lenders who have taken possession of a property. Municipalities would therefore be allowed to bring actions against mortgage lenders after a foreclosure, to force them to bring the properties up to code or face fines. The bill died in committee.

HB 613 (St. Rep. Judith Ward, R- Blair) would have provided tax incentives for deteriorated properties (determined according to criteria spelled out in the bill) within designated areas. The bill won favor in both chambers and had been set on the Senate Calendar at the close of the session. It is sure to be resurrected in 2017.

HB 648 (St. Rep. Ted Harhai, D- Westmoreland) would have established a grant under the Neighborhood Blight Reclamation and Revitalization Act to facilitate code

enforcement programs in municipalities. Grant money would be obtained by imposing a \$250 surcharge on real property owners in violation of one or more provisions of a municipal code for which the owner was previously cited. This bill was removed from the agenda of the House Urban Affairs Committee in March following significant opposition.

HB 2239 (St. Rep. Ted Harhai, D- Westmoreland) made it to the House floor but the session ended before a final vote. It would have established a grant program for funding code enforcement programs in Pennsylvania municipalities. We follow anything having to do with code enforcement and weigh in as necessary.

SB 482 (St. Sen. Jim Brewster, D- Allegheny) would have established an optional County Demolition and Rehabilitation Fund. It proposed fees properties that are sold for delinquent taxes, to be used towards the demolition/rehabilitation of dilapidated buildings on blighted properties in the county. The bill passed the Senate and got as far as the House calendar before it was tabled in November. We will watch for a re-emergence.

SB 918 (St. Sen. Patrick Browne, R- Lehigh) would have established a process for identifying abandoned real properties and ensured that, when purchased at tax sale, they would be demolished or rehabilitated and returned to productive use. Purchasers would have had to enter into a redevelopment agreement with the municipality or, at the discretion of the municipality or redevelopment authority, demolish the building. The bill stayed in committee.

SB 942 (St. Sen. David Argall, R- Schuylkill) would have reduced the time a purchaser of a building with known code violations has to correct the violations or demolish the building from the current 18 months to 12 (or shorter, if the municipality provides as such). Additionally, municipalities could deny an occupancy certificate or similar permit pursuant to the Neighborhood Blight Reclamation and Revitalization Act. The bill passed the Senate and moved to the House Urban Affairs Committee, where it stalled.

Building Codes: There are a host of reasons for following legislation affecting Pennsylvania's building codes, not the least of which are the legislature's ongoing search for answers to blight and the desire to expand inspections ordinances throughout the Commonwealth.

Commercial Building Codes: HB 1045 (St. Rep. Patrick Harkins, D-Erie) sought to require a review and adoption process for statewide commercial building codes that would be separate from residential building codes. The goal was to ensure thorough review of commercial building codes in structures used by the public. Commercial property was defined as buildings that are not residential buildings. The bill resided in committee for the duration of the legislative session.

Code Enforcement: HB 1409 (St. Rep. Kathy Rapp, R- Warren) would have amended the PA Construction Code Act (Act 45 of 1999) to require that decisions issued by local Uniform Construction Code (UCC) boards of appeal be honored by code administrators that might have subsequent jurisdiction over a project. The bill made it to the Senate and took up residence in the Labor and Industry Committee for the remainder of the session.

Cable and Satellite Services: HB 1427 (St. Rep. Gerald Mullery, D- Luzerne) would have added satellite services to the provisions of the PA Landlord and Tenant Law regarding the rights of residents to receive cable service. The bill would also have required cable and satellite television providers to notify the rental owner of the installation of service via a certified letter, therefore ensuring the landlord is notified before any installation begins on his or her property. We signaled our support of the bill but it stayed in committee.

Criminal Records: We pressed industry concerns with legislators regarding efforts to limit the ability of rental property owners to screen prospective residents. Sponsors cited barriers to employment and housing as the impetus for legislation. Our job is to compel legislators to consider the delicate nature of our industry- providing homes- and the need for our industry to continue to have broad discretion over the use of such records. This issue has been growing in popularity among legislatures around the country. Two bills were introduced in the PA House but did not progress past their committee assignments. They are sure to be re-introduced in the coming session.

HB 2300 (St. Rep. Donna Bullock, D- Philadelphia) would have prohibited rental owners from inquiring about arrests not leading to convictions, participation in or completion of a deferral of judgment program, convictions that have been dismissed, expunged etc., juvenile convictions, convictions that are more than seven years old, or information pertaining to anything other than felony or misdemeanor offenses.

HB 1984 (State Rep. Sheryl DeLozier, R- Cumberland) sought to limit the time arrests without convictions and convictions for minor offenses could be included on criminal records.

Dissemination of Residential Information: We followed SB 866 (St. Sen. Lisa Boscola, D- Lehigh) because, depending on its final language, it might have had a bearing on privacy concerns for our residents. The bill would have created the offense of unlawful dissemination of residential information. Senator Boscola introduced the bill out of concern about threats by terrorist groups to create “kill lists” of the home addresses of law enforcement personnel. This requirement might have conflicted with inspections proposals requiring registering residents’ names with local authorities. Conflicts and problems were avoided, as the bill never made it out of committee.

Early Lease Termination:

Termination for Health Care Reasons: HB 975 (St. Rep. Madeleine Dean, D- Montgomery) gained renewed interest in 2016. The bill would have allowed individuals with disabilities and senior citizens to terminate their leases early if they need to move to a health care facility or a family’s residence for the purpose of receiving health care. In response to our opposition and serious concerns about potential abuse or fraud on the part of ill-willed residents, language was inserted to require stronger documentation to demonstrate resident need and to provide fair notice to the rental owner. But the House inserted additional language to include long-term care nursing facilities, hospices, home care agencies and home care registries in the definition of “home health care agency,” expanding the bill’s reach. Similarly, language was inserted to define “licensed long-term

care service provider” as an assisted living residence, a continuing-care provider, a LIFE program, a long-term care nursing facility, or a personal care home. The bill made it through the House and was received in the Senate Urban Affairs Committee. It is sure to be re-introduced, as Rep. Dean has been trying for several sessions to drive it over the finish line.

Termination for Domestic Violence: Representative Dean also re-introduced a bill to provide for early lease termination because of domestic violence, sexual assault or stalking. **HB 1051** mirrored several efforts from past sessions and used language similar to legislation in other states. We met with Representative Dean several times to discuss our concerns. The bill would have interfered with owners’ obligations to manage their properties and lease agreements so that the rights of all interested parties and all residents in the rental community are protected. But the movement to protect victims of domestic violence continues to grow throughout the country. In meetings with stakeholders, Republican leadership voiced particular concern for the constitutional issues surrounding legislatures’ attempts to interfere with private contracts and effectively take private property without due process of law. The apartment industry is supportive of the concept of accommodating victims of abuse and Association members currently work with victims on a case-by-case basis to arrive at the best possible solution for all concerned. The right legislation could provide a level of certainty of how to manage these sensitive matters. We secured some changes to the language of Dean’s bill but efforts to reach language acceptable to all stakeholders fell short as the session came to a close. This bill will undoubtedly be back in 2017.

SB 1387 (St. Sen. Arthur Haywood, D- Montgomery, Philadelphia) would have allowed Housing Authorities in the same geographic region to cooperate for the purpose of accommodating a resident who is the victim of abuse, sexual violence or stalking and requests to be relocated. The bill was reported out of committee and set on the Senate Calendar, but the session ended before the Senate voted.

Evictions Proceedings: St. Representative Scott Petri (R- Bucks) introduced a bill similar to those of past sessions to bring evictions proceedings in line with the original intent of Pennsylvania’s Landlord and Tenant Act. The current evictions process results in at least a 21 day time period between the date an owner receives an Order of Possession (Writ of Possession in Philadelphia) and the earliest time a resident could actually leave the rental unit. Representative Petri’s **HB 1715** would have allowed the time periods for the issuance of a writ of possession and a resident’s appeal of the judgment to run concurrently, rather than consecutively, as is current practice. We supported Representative Petri’s efforts. The bill, introduced in late November, made it through committee to the House, but was laid on the Table at session’s end.

Fair Housing Laws:

Sex, Sexual Orientation, Gender Identity or Expression: “Sex, sexual orientation, gender identity or expression” would have been added to Pennsylvania’s Human Relations Act as protected classes under **HB 1510** (St. Rep. Dan Frankel, D- Allegheny).

The bill was discussed in a public hearing but did not progress beyond the Committee. An identical bill, **SB 974** (St. Sen. Patrick Browne, R- Lehigh) stayed in the Senate's State Government Committee. The legislation will probably be re-introduced in the coming session.

Flood History Disclosure: As of this writing, we know that St. Sen. Stewart Greenleaf (R-Montgomery) intends to re-introduce his proposals to disclose the flood history of residential real properties to prospective buyers, or rental residents. When introducing the bill, Greenleaf recalled the serious damage to a 144-unit apartment community in his district from Tropical Storm Allison in 2001. But he failed to clarify the reasons for such a broad sweeping mandate with no qualifying language to allow for mitigating factors such as property or drainage improvements. We will once again press for language to fairly account for mitigating factors. *{Also see summary of bills regarding flood insurance, Property Issues, below}*

Flood Insurance:

HB 1029 (St. Rep. Thomas Murt, R- Montgomery) would have established a Flood Insurance Premium Assistance Program for eligible residents and businesses of PA who purchase flood insurance. The bill floundered in committee.

HB 1299 (St. Rep. Steve Santarsiero, D- Bucks) would have established a Flood Insurance Premium Assistance Task Force to review and analyze the law, procedures, practices and processes regarding the administration of flood insurance. This bill also drowned in committee. Santarsiero gave up his seat to run for Congress (he lost) but his bill, with a new sponsor, and Murt's HB 1029 could re-surface in the coming session. The topic is relevant in light of Sen. Stewart Greenleaf's (R- Montgomery) stated intention to re-introduce **SB 142** (See Flood History Exposure under Landlord and Tenant Law, above). Greenleaf's proposal for SB 142 would require disclosure to tenants if the property is on a flood plain. We are watching that bill and will amplify our opposition if it "grows legs."

Foreclosures and Disclosure to Residents: HB 2417 (St. Rep. Tina Davis, D-Bucks) would have required rental owners to give residents certified copies of foreclosure notices. This bill, and HB 795 about foreclosures and property maintenance summarized below, might be filed in the "much ado about nothing" bin as foreclosures on multi-family properties are relatively rare. But the possibility of unintended consequences are too great. As in sessions past, we expressed our concerns about unduly alarming residents, inasmuch as leases commonly continue in foreclosure situations. The bill stayed in Committee.

Foreclosures and Property Maintenance: HB 795 (St. Rep. Tina Davis, D- Bucks) would have required entities that foreclose on properties to register the property with the municipality. Additionally, foreclosing entities would have been responsible for inspection and maintenance of the property on a monthly basis. The bill stayed in committee throughout the legislative session. However Representative Davis has re-introduced similar legislation in past sessions and will probably do so again in the coming new session.

Green Buildings: There are sure to be renewed efforts to address this issue in the coming session.

HB 937 (St. Representative Brian Sims, D- Philadelphia) would have created tax credits for construction or rehabilitation of energy and environmentally high-performance buildings, including multifamily buildings. The bill died in committee.

HB 940 (St. Representative Brian Sims, D- Philadelphia) would have provided tax credits to businesses or individuals for green roofs - defined as an addition to a roof that supports vegetation and includes a waterproof membrane and drainage layer. This bill also died in committee.

Historic Buildings: HB 1004 (St. Representative Thomas Murt, R- Montgomery, Philadelphia) would have established grant incentives to owners of properties, private or commercial, that are on the National Register of Historic Places, are a contributing property in a National Register Historic District, or are located in a government historic district. The grants could be used for exterior rehabilitation or restoration work. The bill stayed in committee throughout the rest of the session.

Inspections: Code Enforcement Services: HB 782 (St. Representative Doyle Heffley, R- Carbon) passed inspection in the House Labor and Industry Committee and made it to the House floor calendar but the session ended before a final vote. Municipalities that use third party agencies to enforce the Uniform Construction Code would be required to contract with at least two such agencies so that property owners would have a choice of where to obtain code enforcement services. We will watch for a re-introduction.

Minimum wages and paid sick leave: We kept an eye on efforts to increase Pennsylvania's minimum wages, as they relate to property operations.

State Representative Patty Kim (D- Dauphin) introduced **HB 250** to increase the minimum wage, ultimately to \$10.10 per hour. The bill did not progress beyond committee, but we expect it to be re-introduced in the new session.

HB 624, introduced by State Representative Maria Donatucci (D- Philadelphia, Delaware) would have provided, among other things, a minimum of one hour of paid sick leave for every 40 hours worked. Recent developments in Philadelphia regarding paid sick leave and increased efforts around the country to guarantee paid sick leave to workers means we must keep on top of any related proposal. We expect future efforts to pass a state-wide paid sick leave bill in the new session.

Lead Based Paint: Lead exposure and children's health are hot property issues throughout the United States. **HB 1919** (St. Rep. Schlossberg, D- Lehigh; St. Rep. Angel Cruz, D- Philadelphia) would have required lessors to, among other things, have dwelling units inspected for the presence of lead paint by a certified contractor, inspector-risk assessor or inspector technician (as defined) prior to entering into lease contracts. The bill spent the duration of the session in the House Urban Affairs Committee. Given the extended media coverage of this issue, we expect the bill to be re-introduced this coming session. Also see Philadelphia bills below.

Lead Disclosure: SB 20 (St. Sen. Wayne Fontana, D- Allegheny) would have required seller disclosure of lead contamination in drinking water as well as lead paint in houses built before 1978. Given the notorious lead contamination cases in Flint, Michigan and elsewhere, this proposal will likely be re-introduced. We will continue to voice concerns for the details, or lack thereof, in any lead disclosure proposal.

Meth Labs: Past versions of this legislation had required rental owners to disclose, in perpetuity, information about past meth labs on their properties. Our intervention secured important language changes to those bills. But this time around we confronted a bill devoid of our suggested changes. We were able to keep **HB 2008** (St. Rep. Curt Sonney, R- Erie) in committee, and fought most of the time to have our language re-inserted. We promoted language that would have removed the requirement to disclose past use of a dwelling unit as a meth lab once the site was thoroughly remediated. A companion bill, **HB 2009**, would have required the same disclosures in the sale of properties. This too stayed in committee. If or when this bill is introduced in the coming session, we will renew our efforts to insert sensible language to relieve owners from disclosure in perpetuity of past problems.

In St. Senator John Rafferty's (R- Montgomery) **SB 619**, law enforcement officers would have been required to notify the PA Department of Health when they arrest persons at a clandestine lab site. Occupation of the property would be prohibited until the lab has been removed and remediated according to Department guidelines. Disclosure of past methamphetamine production on the property, including a statement to the buyer or transferee regarding remediation would also have been required. SB 619 never made it out of the Senate Public Health and Welfare Committee.

Property Assessment Process Modernization: There are occasions when reasons behind the introduction of bills become amusingly transparent. These efforts arose in mid-October - following our significant lobbying for spot appeals relief. Joint resolutions, **HR 1053** (St. Rep. Mauree Gingrich, R- Lebanon) and **SR 447** (St. Sen. Thomas McGarrigle, D- Delaware) calling for a task force to implement recommendations regarding the fairness, efficiency and transparency of property assessment processes passed the House but saw little progress in the Senate. The resolutions will, in all likelihood, be renewed in the new session. Property taxes remain high on the priority lists of many legislators, as well as the Governor. We succeeded in getting our spot appeals issue included in their ruminations, and we are pushing for a seat at the table to discuss all property tax proposals.

Property Taxes:

Spot Appeals: Millions of dollars, and a loss of quality rental housing in Pennsylvania. Those are the stakes. Time and again spot appeals force our members' properties to bear the brunt of increased taxes while other properties in their districts escape paying their fair share. It is costing many PAA members millions of dollars. We must press our case to eliminate this most destructive of burdens on rental properties. Short-sighted school districts are accelerating their pace of filing spot appeals. Spurred on by consultants who reap 30% or more from revenues collected through spot appeals, school districts are threatening the amount and quality of rental housing in the Commonwealth, while millions of tax dollars are scooped up by consultants.

Our determination and the progress we made with legislators throughout 2016 attracted the attention of important additional stakeholders. We and our Harrisburg lobbyist Buchanan Ingersoll and Rooney secured commitments from large retailers, bankers, commercial real estate groups and business associations to join us as allies in our fight.

Two separate bills- SB 877 (St. Sen. David Argall, D- Schuylkill) and HB 1993 (St. Rep. Warren Kampf, R- Chester)- were introduced in the House and Senate at our urging and continued to win favor with an ever-increasing number of legislators and stakeholders before the November elections froze activity and prevented the legislation from moving to final passage. Not surprisingly, as we gained ground with General Assembly members, school districts and their consultants escalated their opposition. We continued talking with legislators after the session ended and already have freshly drafted bills waiting for the new session to begin. This remains our prime priority.

Related bills included **HB 1647**, introduced by State Rep. Kate Harper (R- Montgomery) in response to our efforts. Her bill would have exempted single family homes from those that school districts could cherry pick for spot appeals- leaving multi-family properties and commercial properties squarely in the sights of school districts for appeals. Representative Harper was steadfastly opposed to our spot appeals legislation. And her bill ignored the need for fair property taxes for all properties, residential and commercial. Representative Harper did agree to hold her bill in committee while the Senate worked on related proposals, including our spot appeals legislation. By session's end, there still was no consensus between the chambers. Our spot appeals issue remains a top priority for PAA.

Eliminating Property Taxes: Never say never. While our immediate concern is to obtain relief from the scourge of spot appeals, we fully support this ultimate resolution to the problems caused by imbalanced property tax assessments. Senator Argall's (R- Schuylkill) **SB 76** (titled the Property Tax Independence Act) fell one vote short in 2015 when the Senate tried to add its provisions to another bill as an amendment. That bill failed, thus killing the "76" proposal for 2016. Their attempt went down in flames as collateral damage, it seems, in the budget battle. "76" is sure to make a comeback in a future legislative session. We'll stay tuned.

Also see other variations on eliminating property taxes as well as other property tax bills, below.

Additional Property Tax Bills: Property tax reform continues to be a primary goal of influential members in both chambers and the Governor. We are monitoring all property tax bills and weighing in when necessary because of their potential to affect our property tax issues, particularly spot appeals. They include:

Constitutional Amendment Proposal for the Homestead Exclusion: HB 147 (St. Rep. David Maloney, R- Berks) passed both chambers as **Pamphlet Laws Resolution No. 2**. It calls for a Pennsylvania constitutional amendment to extend the General

Assembly's authority to grant homestead exclusions up to 100% of the assessed value of each homestead property within a local taxing jurisdiction. Amending the constitution requires this legislation to be passed twice by the General Assembly in consecutive legislative sessions and then approved by Pennsylvania voters. Our interest in this bill is the dialogue it will generate regarding all property tax issues.

Constitutional Amendment to Tax Residential and Commercial Real Property Differently in Philadelphia: HB 1871 (St. Rep. John Taylor, R-Philadelphia) is a Resolution that would allow Philadelphia to tax commercial real estate at a 15% higher tax rate than residential. We opposed this Resolution because it failed to distinguish between commercial properties used for business purposes and properties that are rented as the primary residence of the lessee. Taylor's Resolution sailed through both chambers as **Pamphlet Laws Resolution No. 3 of 2016**. It must pass the new legislative session and then be approved by Pennsylvania voters. We will continue our opposition this session.

Optional Property Tax Elimination: St. Representative Seth Grove (R- York) reprised his efforts to give school districts the choice of implementing an additional earned income tax, mercantile tax or business privilege tax with the additional revenues used solely for the reduction or elimination of school district property taxes. Revenues generated would be used on a dollar for dollar basis to reduce the school district millage rate. **HB 1482** kept company with the other property tax bills in the House Finance Committee. The bill died with the session.

HB 1115 (St. Rep. Russ Diamond, R- Lebanon) is one of the legislative initiatives from the 2015-2016 session with the ambitious goal of eliminating all property taxes in the coming years. The bill never woke up from a peaceful slumber in the House Finance Committee.

St. Representative Keith Gillespie (R- York) called **HB 599** the "Residential Property Tax Elimination Act." His goal was to shift the majority of funds collected as property taxes, and collect them as sales and income taxes instead. The plan calls for increasing the Personal Income Tax (PIT) to 4.5%, increasing the sales and use tax to 7% and expanding its use, and transferring all the resulting funds to a new Residential Property Tax Elimination Fund. School districts would have the option of enacting up to a 1% PIT or Earned Income Tax (EIT) for purposes to be approved by voter referendum.

The bill had many friends in the House Finance Committee aimed at either reducing or totally eliminating property taxes.

Other bills: **HB 2145** would have prohibited counties, cities or school districts from taxing real property. **HB 2146** proposed a constitutional amendment to do the same thing. Both bills stayed in committee.

Millage Rate Increase Procedures: HB 1066 would have required a two-thirds majority of school boards to raise millage rates. Currently a school board may increase property tax rates by a simple majority vote. Prime sponsor St. Representative Rosemary Brown (R- Monroe, Pike) noted she hoped requiring a two-thirds majority vote to increase school property taxes would encourage school districts to consider their taxpayers and spend cautiously. The House Education Committee kept the bill under wraps all session.

Millage Rate Reduction and Homestead and Farmstead Relief Fund: St. Representative Stanley Saylor's (R- York) **HB 860** would have provided a 50% reduction in school property taxes for homesteads across Pennsylvania by increasing the Personal Income Tax rate to 3.7% and the Sales and Use Tax to 7%. New PIT revenue would have been used to reduce local millage rates and new SUT revenue would be directed specifically to homesteads and farmsteads. The bill was passed over in the House Finance Committee.

Option to Use Sales, Earned or Personal Income Taxes: St. Senator John Eichelberger (R- Blair) re-introduced his bill to allow municipalities in Third through Eighth class counties the option of using a county-wide sales, or earned or personal income tax as a dollar-for-dollar reduction in property taxes. **SB 592** joined the other property tax bills in the Senate Finance Committee in March, 2015.

Reduction in Property Taxes a la the Wolf Plan: St. Representative Kevin Schrieber (D- York) introduced Governor Wolf's School District Real Property Tax Relief Act via **HB 1144**. It borrowed concepts from the "76" property tax elimination bills and promised a dollar for dollar tax relief of property taxes by \$3.8 billion. The bill sat in committee. Our spot appeals bill proposals competed with this and other property tax reform plans. Although our proposal continues to gain momentum but we will be at the table for talks for all viable property tax reform bills.

Voter Referendum: SB 909 (St. Senator Donald White, R- Armstrong, Butler, et al.) would have removed all exceptions to the requirement of school districts to secure voter approval before raising property taxes. Act 1 of 2006 enabled school districts to increase property taxes without voter approval with certain exceptions. This bill would have required voter referendum approval for any school property tax increase.

Smoking Bans: The potential for expanded smoking bans on private property is growing. We followed **SB 567** (St. Sen. Stewart Greenleaf, R- Montgomery) because of the recent HUD ban on smoking in Housing Authority housing and the smoking policy disclosure ordinance in Philadelphia. SB 567 would have extended the Clean Indoor Air Act in Pennsylvania to ban indoor smoking in residential facilities such as long-term care facilities. It failed to light any fire in committee.

Student Housing: St. Representative Sue Helm (R- Dauphin, Lebanon) intended **HB 809** to prevent municipalities from prohibiting the occupation of a dwelling unit by students or unrelated individuals living together. Representatives from several municipalities spoke out

against the bill at a hearing in March of 2016. We supported the measure as it would have afforded responsible rental owners the flexibility to provide much needed student housing throughout the Commonwealth. It would have also helped create consistency in the way Pennsylvania communities regulate this vital segment of the rental industry. However the bill failed to advance beyond the House Local Government Committee.

Utilities:

Foreign Load: Foreign load is the term for utility service usage registered on one resident's meter but used by another resident or a common area. Currently, even one lightbulb usage in a common area, if billed to a resident's meter, can result in the transfer of an entire utility account into the property owner's name. The owner is then responsible for payment of the resident's entire bill. We supported **HB 1686** (St. Representative Dan Moul, R- Adams) because it would have made the owner responsible only for the metered usage attributable to the foreign load if the usage is for something such as hallway lighting or a device used directly by a resident for safe navigation of the property. The bill would also have allowed lease agreements for a reduction in rent in exchange for a resident taking the responsibility for the foreign load. The bill was introduced last November but stayed House Consumer Affairs Committee.

Tenant Responsibilities: St. Senator John Wozniak (D- Bedford, Cambria, Clearfield) introduced **SB 625**, which would have held rental residents responsible for unpaid water/sewer bills in cases where the resident is responsible for paying the bill. The water authority would have to notify the owner about overdue bills. Authorities could not hold owners responsible for payment. The bill does not apply to rental communities where the owner pays for water/sewer. It was introduced last March and referred to the Senate Local Government Committee. A companion bill, **HB 1271** (St. Representative Cris Dush, R- Indiana, Jefferson) floated around the House Local Government Committee until the end of the session.

LOCAL

PHILADELPHIA: Philadelphia City Council's new session began on January 1, 2016. The new session brought some new faces to Council and many familiar ones were re-elected. PAA staff has continued to cultivate positive working relationships with all new and incumbent councilmembers and staff. Unlike the State legislature's two-year sessions, Philadelphia City Council sessions last four years. Therefore, all bills that have not passed will remain on PAA's radar through 2017.

Philadelphia Ordinances Enacted in 2016:

Smoking Disclosure in Multi-Family: Eighth District Councilwoman Cindy Bass introduced **Bill No. 160018** in January, and PAA was heavily involved from the start. The original bill language called for owners of multifamily properties to disclose, in writing, the building's smoking policy to residents. PAA members confirmed this is already common practice in the multi-family industry. At the bill's March 2nd hearing, sponsors added last-minute language

that would have allowed for early lease termination if the rental owner failed to provide the notice required. PAA vehemently argued against that clause as it would rob rental owners of their due process rights. With the aid of three council members, their staff, and engaged PAA owner members, we were able to keep the bill held from a vote until workable language reflecting our position was added. We pushed for additional amendments and secured some concessions. Final amendments to the bill deleted the early termination clause and added language limiting the owner's responsibility for acts of non-compliance. Our battle drew to a close as those amendments were seen by several council members as a compromise for rental owners. The bill passed finally on April 14th and is effective as of June 26, 2016.

Chronic Non-Compliant Property Maintenance Code Violators: In April District City Councilman Bobby Henon introduced **Bill No. 160365** to address constituent complaints regarding nuisance properties in his lower Northeast district. PAA worked extensively with Councilman Henon and his staff throughout the spring and summer to pare the bill's originally broad language to something workable for multifamily property owners. The original language sought to label an owner as chronically non-compliant if he or she violated any provision of the Philadelphia Property Maintenance (PM) Code three times within three years. PAA members and staff met with Henon's staff on several occasions. We argued three violations in three years was unrealistic for multifamily property owners and did not take into consideration violations that are remediated within a reasonable time. PAA also argued that violations of any of the extremely numerous provisions from the entire PM Code would ensnare even the most conscientious and responsible property owners. The bill was subsequently amended to exclude significant portions of the PM Code. The new language limits applicable PM Code violations to only those that deal with the external conditions of a property. PAA continued to work with the Councilman's office to address concerns regarding the bill's timeframe of three violations within three years, citing the unfeasibility of this for large properties with a high unit count. The Councilman understood our concerns and agreed to amend the bill on-the-floor prior to final passage. The bill, with many of the concessions agreed upon by PAA, cleared Council and was signed by the Mayor in mid-October, at which point it immediately became effective.

Police Must Ticket Vehicles Prior to Towing: 7th District Councilwoman Maria Quinones-Sanchez' Bill No. 160682, essentially reintroduces the Ticket-to-Tow Ordinance that was effective from 2010 to 2012. Her bill was part of a package of bills seeking to overhaul rogue towing practices within the City. PAA immediately jumped on this bill, citing the serious enforcement issues that multifamily property owners faced during the last attempt to require ticket-to-tow. Councilwoman Sanchez and her staff were open to our concerns and met with us several times over the course of the bill's development. With the assistance of many Philadelphia owner members, PAA was able to provide documents that proved private, multifamily residential lots are not part of the City's illegal towing problem. Councilwoman Sanchez agreed to carve apartment properties out of the bill's provisions. But her suggested amendment, which had not provided the best option for PAA members in any case, was ultimately rejected by the bill's proponents, including the Administration. With mounting pressure from constituents and the Mayoral Administration, Council passed the bill during their last meeting before winter break. Because the biggest issue with the previous ticket-to-tow ordinance was PPD's inept response time, the final bill authorizes Campus Police, PPA, and other such law enforcement to ticket unauthorized vehicles. While technically effective immediately, at our request the City agreed to postpone implementing the bill for one month.

PAA continues to work with the prime sponsor and other stakeholders on options to ensure reasonable response time. Should experience show response time is not improved with additional law enforcement, PAA will seek to amend the law to protect property owners and their residents.

Additional Philadelphia Ordinances in 2016:

Restoration Contractor License: Councilwoman Jannie Blackwell introduced **Bill No. 160005**, which would require restoration contractors to obtain a City License at a cost of \$200 per year and comply with certain requirements. Among other provisions, it would require license holders to declare that they can respond to emergencies on a 24/7 basis and reach a site within thirty minutes of being contacted. PAA immediately contacted the Association's restoration contractor membership and met with the Councilwoman's key staff to discuss the difficulties of implementing such strenuous requirements. The Councilwoman's office appears to have understood our concerns, as the bill currently remains in committee without any activity since January. Though nothing is guaranteed, it appears that this bill may likely remain in committee.

Changes in Employment Law: Two bills passed this year affect businesses' hiring practices.

Bill No. 160072, effective as of July 2016, prohibits employers from seeking an employee's or applicant's credit information. There is a list of exceptions, including if the job involves significant financial responsibility to the employer, "including the authority to make payments, transfer money, collect debts or enter into contracts, but not including handling transactions in a retail setting." Additionally, situations in which the job requires "access to financial information pertaining to customers, other employees, or the employer..." are excluded.

Bill No. 160840, effective April 17, 2017, prohibits employers from inquiring about a prospective employee's wage history. The intent of the bill, known as the "Wage Equity Bill," is to address the gender pay gap that has purported to lower salaries for women.

Rittenhouse Square Overlay District to Limit Student Housing Near Rittenhouse Square: Bill No. 160073 prohibits group living and housing rented solely to students or marketed primarily to students on the 2000 block of Rittenhouse Square Street. The bill, which had lapsed at the end of last session without the outgoing Mayor's signature, was re-introduced this session by Councilman Greenlee for Council President Clarke. Mayor Kenney did not veto the bill but refused to sign it, signaling his opposition. However, City rules dictate the legislation still goes into effect 10 days after passage by Council without the Mayor's signature. It became effective in May, 2016. The earliest version of last session's bill would have prohibited student housing in a large swath of Center City that surrounds Rittenhouse Square. But that proposal was hotly contested by several groups, including PAA. The final version affects an area scaled back to one square block, where a controversial development is under construction. PAA remains opposed to restrictions on student housing. We will continue to monitor legislation that limits student housing in any capacity.

Owners must be Up-to-Date on Taxes to Obtain Certain License & Permits: Freshman Councilman Allan Domb came into Council Chambers with an agenda centering on

collecting more of the City's delinquent taxes. One of his first successful initiatives was **Bill No. 160138**, which creates a "Tax Clearance Certificate," an electronic certification from the Department of Revenue that an applicant for a permit or license is not delinquent on any City or School District taxes or is in compliance with current payment agreements. As of January 1, 2017, permit and license applicants will be required to submit this certificate to obtain a permit or license under the following sections of the Philadelphia Code: Title 4 (The Philadelphia Building Construction and Occupancy Code), Title 9 (Regulation of Businesses, Trades and Professions), and Title 14, Section 14-303(6) (Zoning Permits).

No New Dumpsters in Public Right-of-Way: On October 20th, Mayor Kenney signed Councilman Mark Squilla's **Bill No. 160719** into law. The new law prohibits new licensed dumpsters within the public right-of-way between the Schuylkill River, Delaware River, Spring Garden Street and Bainbridge Street. Any licensed dumpster located within those boundaries before September 7, 2016, would not be affected by this bill. New licensed dumpsters on private property premises continue to be allowed, however, new licensed dumpsters on public sidewalks and public alleyways are now prohibited.

Realty Transfer Tax Loopholes: Known as the Transfer Tax Loophole Bill, Councilman at-Large Al Taubenberger's **Bill 160810** will be effective as of July 1, 2017. The Councilman introduced this bill after the Philadelphia Inquirer reported on the limited situations in which buyers and sellers of real estate can pay the transfer tax against sums that are less than actual purchase prices. Commercial real estate observers claim they expect the changes' impact on the marketplace to be limited, with the possible loss of few million tax dollars playing a marginal role in the city's biggest deals.

Bills Still in City Council at the Start of 2017:

Lead Hazard Disclosure: Expanding the Current Lead Paint Law to Include Lead Plumbing

Most likely the toughest pill to swallow this year, 8th District Councilwoman Cindy Bass introduced Bill No. 160687 to expand the City's Lead Paint Disclosure Law to include lead service lines and lead plumbing components. The bill has not passed yet, but is expected to pass on January 26th, Council's first session date for 2017.

Although PAA worked hard to convey our issues to the bill's sponsor and staff, a full airing of all concerns from all stakeholders is unfortunately not always welcome among some Council members. The impetus for this latest lead bill came from media reports on Flint, Michigan and the remaining problems related to childhood lead poisoning in older cities in the United States. PAA and our real estate coalition mounted an effort to change many of the bill's provisions and obtained a few concessions. Much of the contradictory and vague language was taken out of the original bill, and PAA did manage to convince the prime sponsor to delay the effective date until March 1. Additionally, the Mayoral Administration was successful in thwarting efforts by tenants' groups to include further burdensome mandates. The current Code focuses on lead paint and dust resulting from the existence of lead paint. As of March 1, these terms will expand lead paint to all lead hazards. All rental owners must alter their leases by March 1 to reflect the Code's new language, and the City must redevelop the Partners for Good Housing Pamphlet that owners are required to give to lessees. After the bill is implemented, we will solicit member feedback. If the bill proves to be unworkable, PAA will seek to alter the law.

*Philadelphia has released a plan to expand its current activities and add new tactics to address the risk to children from lead from paint, with greater emphasis on primary prevention and enforcement of regulations regarding housing. Please see below.

Fair Practices Ordinance in Housing Law

In November of 2016, Councilman at-Large Derek Green introduced twin **Bills 160974 and 160975**, which would empower L&I to revoke the Commercial Activity License (formerly known as the Business Privilege License) from anyone who violates the City's ordinance against unlawful discrimination, including housing and employment discrimination. The sponsor stated the legislation is in response to patrons' claims that some bars in the City's Gayborhood section engage in racially discriminatory business practices. Essentially, the Human Relations Commission would be empowered to inform L&I of businesses that have violated the City's laws against unlawful discrimination, but issuance or reissuance of the business's CAL would be at the discretion of L&I. Staff of Councilman Green claim that this bill will not allow the Human Relations Commission to determine whether a business's CAL should be revoked. This bill will likely move forward at some point in 2017.

On the Lookout: More Philadelphia Initiatives

Updated Philadelphia Checklist for Philadelphia Rental Owners: Several years ago, PAA developed a checklist for rental owners, managers, and leasing professionals to use to review the basic requirements of which all rental properties within the City of Philadelphia must comply. Philadelphia's laws are constantly changing, and a new checklist reflecting recent changes has been placed on our website for easy access by all members.

Philadelphia to Enhance Lead Paint Enforcement Efforts and Revise 2017 Rental License Applications: The City of Philadelphia recently released a report on childhood lead poisoning along with an overview of how the City plans to expand its tactics to continue to address the issue. Rental owners will see a stepped up effort on the part of City to enforce existing laws and possible proposals for new legislation. Additionally, beginning 2017, rental owners will see a revised rental license application which seeks to more affirmatively certify that applicants are complying with the current lead paint disclosure law. An overview of the plan, developed by the City's Departments of Public Health, Licenses & Inspections, and Law, is available on our website.

Continued Discussions on Affordable Housing in Philadelphia: 2016 brought on many rumblings regarding the availability of affordable housing statewide, and particularly in Philadelphia. Affordable housing advocates' lobbying efforts and increased media attention on this issue ensure that the conversation, and possible public policy efforts, will continue into 2017. PAA will continue to be an integral part of all conversations on the matter and continue to advocate on behalf of Association members on the issue.

Upcoming Hearings on Evictions in Philadelphia: Due to media attention, particularly surrounding Matthew Desmond's book, [Evicted: Poverty and Profit in the American City](#), the topic of evictions has been garnering increasing attention. In November of 2016, Councilwoman Helen Gym introduced **Resolution 160988**, which authorizes City Council's Committee on Licenses and Inspections and Committee on Public Health and Human Services to conduct hearings on the impact of eviction and substandard housing on the

health and wellbeing of low-income renters. PAA staff immediately reached out to the Councilwoman's office to ensure our participation in the process. Talks are ongoing, and a hearing on the matter has not yet been scheduled. PAA will continue to pose Association members as resources regarding rental property owners' points of view throughout this process, and will continue to advocate on behalf of members' interests.

Additional 2016 Activity in Philadelphia

PAA's participation and inclusion in these meetings proved helpful to property owners.

Dumpster Violations: PAA met with officials in Philadelphia's streets department to discuss ongoing problems our members are having with unwarranted dumpster violations. As a result Streets Department staff agreed to institute an education/information program for multi-family properties about dumpster regulations and allow a grace period prior to enforcement. They offered suggestions for owners to address dumpster maintenance including enclosing the dumpsters to limit their visibility from the street. They noted if streets personnel view overflowing dumpsters from the street they have no choice but to issue citations. We will continue our conversations with the Streets Department to address our members concerns.

Real Estate Taxes: New interest in shifting the city's tax burden from wage and business taxes to real estate taxes developed in 2015. Leaders of the Center City District and others continued to promote their plan for job growth and increased business opportunity. **See HB 1871- Pamphlet Laws Resolution No. 3 for 2016**, which we opposed, above at page 11.

PITTSBURGH: 2017 promises to be a "bumpy ride" for rental owners in the face of growing attention to issues of affordable housing and evictions. Pittsburgh's source of income ordinance, put on hold by an ongoing lawsuit, is nonetheless illustrative of current trends around the country.

In December of 2015 Pittsburgh passed an ordinance adding "source of income" to the list of protected classes within the local Fair Housing law. The ordinance includes Housing Choice Vouchers, more commonly known as "Section 8" housing. The Pittsburgh ordinance declares it illegal for housing providers to deny housing to someone because he or she pays rent with a Housing Voucher or other kind of government subsidy. Ignoring the herculean problems often faced by rental owners who participate in voucher programs, as well as the fact that the programs were meant to be voluntary, Pittsburgh joined a growing number of municipalities in the country to declare the programs mandatory for rental owners. Early in 2016 a group of local rental owners challenged the ordinance in court, putting a temporary hold on enforcement. We will continue to follow the case and report to members.

The Pittsburgh situation is indicative of predetermined notions about rental owners that are gaining favor throughout the country. Fueled by a recently published puffery by sociologist Matthew Desmond, "Evicted: Poverty and Profit in the American City", a growing number of policy planners and legislators are blaming poverty, inner-city strife and the destabilization of communities on evictions, or "involuntary displacements" as they have been labeled. We'll have our work cut out for us in Pittsburgh and elsewhere in countering these preconceived notions with the facts.

The partnership between PAA and PAA-West continues to strengthen. West members engaged in state lobbying efforts and attended a major fundraiser for Speaker of the House Mike Turzai and other events. A host of new opportunities for West and “HQ” collaboration await members in 2017.

NATIONAL

The National Apartment Association actively lobbies several federal issues with the help of their affiliates, including PAA. A complete rundown on NAA’s legislative activity can be found on their website, www.NAAHQ.org. Issues include tax policy, finance and capital markets, property operations, housing policy, energy and environment, employment and immigration, and construction and development. The following is a brief list of the federal issues we followed or in which we were involved on behalf of Pennsylvania members:

Affordable Housing: Regulatory barriers, limited financing, construction costs all create difficulty for the private sector in constructing, rehabilitating and operating apartments that Americans with median incomes can afford. NAA/NMHC succeeded in an effort to have legislation introduced to spur the production of multifamily rental homes for working families through a Middle-Income Housing Tax Credit that would complement the Low-Income Housing Tax Credit. Additionally, they supported the Obama Administration’s call to remove local barriers to affordable housing, including barriers to the development of apartment homes. NAA also followed and participated in Congressional hearings on affordable housing.

Building Codes: A considerable amount of NAA and the National Multihousing Housing Council lobbying time is devoted to advocacy on behalf of the apartment industry before several codes councils. NAA monitored and lobbied for changes to several International Code Council codes including the International Energy Conservation Code, the International Fire Code, the International Property Maintenance Code, the International Existing Building Code and the International Residential Code. Their efforts save industry members millions of dollars year after year.

Criminal Screening: NAA is lobbying Congress to press HUD for greater detail on their Fair housing guidance regarding criminal background checks of prospective residents. Current HUD guidance specifically preserves the ability to conduct criminal screenings, but housing providers face a number of unanswered operational and legal questions. NAA/NMHC are pleased to report their effort led lawmakers to seek additional information.

Music Licensing: Progress in getting the nation’s copyright laws changed to reflect the unique circumstances of apartment living in a definition of public performance stalled in 2016. A federal judge issued a key ruling in favor of BMI, one of the country’s leading Performance Right’s Organizations. Requiring performance fees from multifamily properties is a growing problem and apartment owners around the country are facing demands for license fees for using copyrighted music on their properties. NAA provides detailed information and strategies for members on its website for identifying potential licensing obligations for apartment companies that may use music. They and NMHC continue to monitor the debate on federal copyright policy as the music industry continues to change.

Overtime Rule: NAA joined several business groups in supporting challenges to the Obama Administration's Overtime Rule. Lawsuits were filed to enjoin enforcement on the grounds that the Labor Department exceeded its authority when it passed the rule. Specifically, the rule lifts the pay threshold from \$23,660 to \$47,476 a year. The threshold would rise automatically every three years to the 40th percentile of income in the nation's lowest-earning region. NAA/NMHC strongly opposed the overtime rule and are supporting all avenues that would either repeal or limit the rule.

PAA PAC ACTIVITY

Harrisburg lawmakers deal with thousands of issues each legislative session. We must make sure our issues don't get lost in the shuffle. Our political action expenditures are vital to that effort. PAC contributions don't buy votes, but they show lawmakers we are on their "team" and should be taken seriously. The **PAA PAC** is a statewide fund dedicated to supporting state candidates. **Please help us grow this essential fund.**

2016 PAC Contributions

St. Sen. David **Argall**, R- Schuylkill
St. Sen. Richard **Alloway**, R- Chambersburg
St. Rep. Kerry **Benninghoff**, R- Centre
St. Sen. Pat **Browne**, R- Lehigh
St. Rep. Thomas **Caltagirone**, D- Berks
City Council President Darrell **Clarke**, D- Philadelphia
Build PA PAC (Senate Majority Leader Corman)
St. Sen. Jake **Corman**, R- Centre
St. Rep. Tina **Davis**, D- Bucks
St. Rep. Madeline **Dean**, D- Montgomery
St. Rep. Frank **Dermody**, D- Allegheny
St. Sen. John **DiSanto**, R- Dauphin
City Councilmember Allan **Domb**, D- Philadelphia
St. Rep. Frank **Farry**, R- Bucks
St. Sen. Wayne **Fontana**, D- Allegheny
City Councilmember Helen **Gym**, D- Philadelphia
St. Rep. Sue **Helm**, R- Dauphin
City Councilman Bobby **Henon**, D- Philadelphia
House Republican Campaign Committee
St. Sen. Vince **Hughes**, D- Philadelphia
City Councilmember Kenyatta **Johnson**, D- Philadelphia
St. Rep. Warren **Kampf**, R- Chester
St. Sen. Thomas **Killion**, R- Delaware
St. Sen. Bob **Mensch**, R- Montgomery
The New Frontier Fund (House Majority Leader Dave Reed, R- Indiana)
City Councilmember David **Oh**, R- Philadelphia
St. Rep. Scott **Petri**, R- Bucks

City Councilmember Maria **Quinones-Sanchez**, D- Philadelphia

Reform PA PAC (St. Sen. Scott Wagner, R- York)

St. Rep. Greg **Rothman**, R- Cumberland

St. Sen John **Sabatina**, D- Philadelphia

St. Sen. Joseph **Scarnati**, R- Jefferson

Senate Republican Campaign Committee

Shapiro for Pennsylvania (Attorney General Josh Shapiro)

St. Sen. Pat **Stefano**, R- Fayette

St. Rep. John **Taylor**, R- Philadelphia

St. Sen. Robert **Tomlinson**, R- Bucks

St. Rep. Mike **Turzai**, R- Allegheny

Governor Tom **Wolf**

On the Horizon

- **NAA Annual Capitol Conference** March 7 and 8, 2017 in Washington, D.C. Visit www.NAAHQ.org for details.
- **PAA Annual Harrisburg Visit:** April 24 and 25, 2017
See <http://www.paahq.com/register-for-harrisburg-2017.html> for details.
- **Legislative Activity Update Calls:** For all interested PAA members: A chance to talk about our government affairs activity during conference calls in 2017:
Thursday, January 26
Thursday, May 25
Thursday, June 29
Thursday, September 28
Thursday, November 30
- **Lease & Law Handbook:** A must have for leasing agents, managers and rental owners. Hard copies available as a handy reference right at your fingertips. Or access online at www.paallbook.com. Contact aborovik@paahq.com or cgertz@paahq.com for details.

Respectfully Submitted:

Christine Young Gertz, Esq; Alisa Borovik