



2021-2022 Pennsylvania End of Legislative Session Report

Community Associations Institute's (CAI) Pennsylvania Legislative Action Committee (PA LAC) had a busy legislative session advocating on behalf of the approximately 1,420,000 Pennsylvanians living in 541,000 homes in more than 6,930 community associations. More than 4,700 bills were introduced, and the PA LAC closely monitored 12 bills that would have directly affected community associations. Below is a brief overview:

HB 1795 - An Act amending Title 68 (Real and Personal Property) of the Pennsylvania Consolidated Statutes, in general provisions relating to condominiums, further providing for definitions. CAI's PA LAC spent most of the legislative session actively advocating for amendments to this bill. Despite the subject of the bill, the PA LAC proposed multiple amendments which Representative Brown accepted, and PA LAC was able to move to neutral. These amendments include items such as the provision for an independent reviewer to monitor and conduct elections in larger community associations; and clarifying provisions that clarified recording of meetings use of electronic means to communicate and allow members to vote. The PA LAC dedicated the majority of its advocacy efforts, time and effort in 2022 to these amendments and by far the most successful amendment was allowing the use of electronic voting in community association elections. Pennsylvania joins twenty-six other states to allow for electronic voting in community associations. The PA LAC plans to spend a great deal of time in the 2023 legislative session to further fine-tune the amendments in order to provide for better public policy for community associations in Pennsylvania.

Status: Enacted

HB 1050/HB 1924 - An Act amending Title 68 (Real and Personal Property) of the Pennsylvania Consolidated Statutes, in real property, providing for common interest communities. This bill would have required municipalities to provide the same services to community association residents as noncommunity residents and/or provide tax credits or reimbursement for these services to residents in community associations that were paying for services. The PA LAC led efforts to introduce and support this bill, as well as its replacement in the Urban Affairs Committee which included a slight language adjustment. Both bills unfortunately died upon adjournment.

Status: Failed sine die

HR 69 - A Resolution directing the Joint State Government Commission to conduct a study on the impact of common interest ownership communities on local governments and the Commonwealth.

This resolution creates a state commission to study common-interest communities specifically in how the relieve the municipal governments. This study will be conducted in 2023.

Status: Enacted



HB 1665 - An Act amending the act of July 9, 1970 (P.L.484, No.164) An Act amending the act of July 9, 1970 (P.L.484, No.164), entitled "An act relating to indemnification agreements between architects, engineers or surveyors and owners, contractors, subcontractors or suppliers," further providing for title of act and providing for indemnification agreements relating to snow removal or ice control services. This bill deals with the enforceability of certain indemnity provisions in snow and ice servicing contracts. PA LAC helped amend this bill to ensure that a property owner must “affirmatively” direct the contractor to not perform services.

Status: Passed

SB 826 - 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 bill intended to prohibit associations from restricting the installation of solar panels. The PA LAC opposed this bill as it would directly prevent associations to decide what is in its own best interest when allowing for the aesthetics of solar panels.

Status: Failed sine die.

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 2023 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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