

2025 PENNSYLVANIA LEGISLATIVE SESSION REPORT



PENNSYLVANIA
LEGISLATIVE ACTION COMMITTEE
Community Associations Institute

Community Associations Institute (CAI) Pennsylvania Legislative Action Committee (PA LAC) spent this legislative session advocating on behalf of the [approximately 1,348,000 Pennsylvanians living in 549,900 homes in more than 7,050 community associations](#) across the state.

In 2025, the Pennsylvania General Assembly convened on January 7 and adjourned on December 31. The Pennsylvania General Assembly's legislative session runs year-round, starting the first Tuesday in January and meeting regularly, with adjournment in even years on November 30th as new terms begin, effectively making it an annual, often full-time, session spanning two calendar years for each session period, with specific voting days scheduled within those months. Pending legislation will carry over into 2026 for further consideration. [Learn more about how laws are created in Pennsylvania.](#)

On Tuesday, May 13th, almost 20 of CAI's Pennsylvania Legislative Action Committee members and advocates met in Harrisburg for the annual 2025 PA-LAC Advocacy Summit. PA-LAC and advocates met with more than 35 legislators and their staff to promote 2025 legislative priorities and educate lawmakers on the community association housing model. Those priorities include increasing transparency to access association data and tax equity for community association homeowners. PA LAC also launched a virtual call to action, encouraging Pennsylvanians to contact their state legislators to let them know that CAI would be in the capital, encourage them to connect with the group, and offer them valuable resources from CAI. As a result, 6 advocates contacted 11 state elected officials in advance of the event.

SUPPORTING

CAI LACs support legislation that aligns with [CAI's public policy positions](#). If a LAC believes it may need to consider or adopt any legislative or regulatory position that

would be in conflict with these official positions, it must submit a request for a deviation to be considered by CAI's Government & Public Affairs Committee and/or Board of Trustees.

Title 68 – Common Interest Ownership Community Statutes

PA LAC **supports** this legislative draft, which amends the Uniform Condominium Act (UCA), the Real Estate Cooperative Act (RECA) and the Uniform Planned Community Act (UPCA) of Title 68 of the Pennsylvania Consolidated Statutes. The Amendments are primarily designed to adjust and enhance several provisions of Act 115 (the "Act"), signed by the Governor on November 3, 2022, and effective on May 2, 2023. As the Act failed to specify whether the amendments applied to all associations regardless of when they were formed, the proposed amendments apply the provisions of the Act retroactively to all community associations formed prior to the effective date of the Act. Those sections relate to an association's bylaws, meetings, quorums and voting procedures. Additional amendments are designed to conform the sections within the Act to other existing provisions of the governing statutes and correct certain scrivener errors within the Act.

Additionally, certain amendments, unrelated to the Act, are included in an effort to resolve a number of ambiguities and voids in the existing statutory scheme in a manner consistent with the consumer protection purposes of the foregoing statutes. These amendments have been proposed to:

1. Add a definition of "structural defects" in the UCA and RECA in the same manner described in the UPCA.
2. Prohibit a unit owner's ability to obtain title by an encroachment upon the association's common areas under the doctrine of adverse possession. This provision is particularly important and timely in light of the Superior Court's recent decision in the case of *Tractman v. Conner, et al.*, filed on February 13, 2025.
3. Add a disclosure statement in the declarant's public offering statement requiring the disclosure of any knowledge of any earth instability at the development site, such as sinkholes. This provision comports with the disclosure requirements under Pennsylvania's Real Estate Sales Disclosure Law, 68 Pa. C.S. §7301 et seq., as amended by Act 6 in 2016.

At the end of 2025, the LAC was searching for a sponsor to introduce this legislative text.

Status: Pending

SB 561 – Electric Vehicle Charging Stations

PA LAC **supports** this legislation, which provides a framework for common interest ownership communities to permit installation and regulation of residential electric vehicle charging stations. The legislation was originally introduced in 2024 and amended after the prime sponsor accepted PA LAC's re-write of the Bill.

Status: Referred to Transportation, April 4, 2025; Carried over to 2026.

HB 1377 / SB 920 – Data Collection and Transparency

PA LAC **supports** this legislation, which amends the three Acts governing community associations and require County planning commissions to include in their annual reports certain data for each common interest ownership community located within the County. In addition, declarants would be required to provide such data to the County's planning agency upon the recording of a declaration for a community association. While it is estimated that 1.3 to 2 million Pennsylvania residents live in a CIOC and that roughly 80 percent of new housing starts since 2000 are CIOCs, the actual number, location and conditions of these communities are, by and large, unknown. This bill would mandate the collection of critical data, including information such as the name, physical location, land area and number of units, and to the extent reasonably available, the infrastructure within the community such as sanitary and stormwater systems, recreational facilities and roadways. Such data and information would greatly aid our Commonwealth in evaluating the status of our CIOCs and the impact of legislation relating specifically to such communities. CAI supports the adoption of this bill, as presently drafted, and a previous version of this legislation was endorsed by the Pennsylvania Bar Association. A previous version of this Bill, HB 2240 of 2024, was favorably reported out of the Local Government Committee on September 30, 2024.

Status: HB 1377 Referred to Housing & Community Development, May 2, 2025; SB 920 referred to Local Government, July 15, 2025. Both Bills carried over to 2026.

SB 963 – Tax Credit Equity

PA LAC **supports** this legislation, which addresses disparity in the level of taxation of certain Pennsylvanians who live in common interest ownership communities. In a number of these communities, homeowners are required to pay annual assessments for the upkeep and maintenance of commonly owned facilities and services infrastructure such as streets, water and sewer facilities, trash removal and the like. At the same time these homeowners are paying municipal taxes for similar facilities and services that other homeowners living in the same municipality but not in a planned community receive from the municipal government. The purpose of this legislation is to address the fundamental

unfairness and inequity resulting from homeowners in CIOCs being required to pay both assessments to their associations and taxes for municipal services which are often not provided to them.

Status: Referred to Urban Affairs & Housing, Aug. 13, 2025; Carried over to 2026.

HB 67 – Clothes Drying

PA LAC **supports** this legislation, which would grant community association residents the right to solar access for drying laundry and would allow the association to regulate aspects of the location of clothes drying racks and to adopt reasonable rules to address safety concerns relevant to the unique features (density, design and construction) of the association. A previous version of this Bill, HB 1179 of 2023, was favorably reported out of the Housing and Community Development Committee on May 21, 2024.

Status: Successfully passed House Referred to Urban Affairs & Housing, May 22, 2025; Carried into 2026.

OPPOSING

CAI LACs oppose legislation that is at odds with [CAI's public policy positions](#). If a LAC believes it may need to consider or adopt any legislative or regulatory position that would be in conflict with these official positions, it must submit a request for a deviation to be considered by CAI's Government & Public Affairs Committee and/or Board of Trustees.

HB 1174 – Video Recording of Meetings and Other Meeting Provisions

PA LAC **opposes** this legislation, which would amend the three Acts governing community associations and impose many concepts of the Pennsylvania "Sunshine Law" on the governance of community associations: it requires recording of meetings and other proceedings; it strips certain confidential and proprietary protections regarding community association business and decision making; and it implements burdensome, unnecessary, and costly notice requirements. CAI believes the proposals in this bill are not workable and would act as a significant detriment to Pennsylvania's thousands of community associations and volunteer homeowner leaders. It would also serve as a significant barrier to recruiting homeowners to serve in volunteer leadership positions within community associations, an already difficult task for many communities.

Status: Referred to Housing & Community Development, April 9, 2025; Carried over to 2026.

SB 873 – Right to Know

PA LAC **opposes** this legislation, which adds community associations as already defined in PA law to the definition of Local Agencies as used by the PA [Right to Know Law](#). This would mean that associations would have to obey the rules on the timing of request responses and furnishing of requested information under the Right to Know Law. Local governments would have to work with associations to identify if the same judges who hear disputes in local government Right to Know Law cases would also be tasked with the same responsibilities for hearing Right to Know Law cases for associations. There are limited instances where associations would be able to deny a records request under this law. PA LAC noted that [PA Code Title 68 Chapter 33 Section 16](#) already sets requirements for the examination of financial records by members, meaning that the issue which led to the bill's introduction could likely be resolved with enforcement of existing statute.

Status: Referred to State Government, June 24, 2025; Carried over to 2026.

SEEKING AMENDMENTS

CAI LACs work with legislators to champion amendments to legislation to help the language better align with CAI's public policy positions on any given topic impacting the community association industry.

HB 1239 – Solar

PA LAC **successfully** collaborated with legislators to **amend** the legislation to better align with CAI's public policy on solar rights and easements. This legislation would disallow a community association from prohibiting or restricting the installation or use of a solar energy system on a detached roof. It would effectively remove an association's ability to self-regulate and set reasonable rules and regulations regarding the installation and use of solar panels. PA LAC sent a call to action to advocates across the state asking them to reach out to members of the House Energy Committee before the bill was heard on June 4, expressing opposition to the original language. As a result, 5 Pennsylvanians who were constituents of members of the committee contacted their legislators to support CAI's efforts.

CAI [supports](#) environmental and energy efficiency policies that recognize and respect the governance and contractual obligations of community association residents as the best mechanism to enact sustainable environmental policies. CAI also supports efforts by state legislatures to empower community associations to build consensus-based solutions regarding environmental initiatives, including the use of solar energy systems, and opposes

government and interest group efforts to override community policy or deed restrictions on single interest issues.

Status: Successfully amended before passing committee. Laid on the table, Sept. 10, 2025; Carried over to 2026.

MONITORING

CAI LACs monitor legislation with the potential to impact those living and working in community associations across their state, as well as legislation that may indirectly or unintentionally impact community associations.

HB 1256 – Short Term Rentals

PA LAC is [monitoring](#) this legislation, which amends Pennsylvania's property statutes to address the short-term rental of residential properties. It introduces a framework for regulating these rentals, ensuring they comply with local zoning and safety standards. The amendment aims to balance the growth of short-term rental markets with community interests and property owner rights. This regulatory update seeks to provide clearer guidelines for property owners while protecting neighborhood integrity.

Status: Referred to Housing and Community Development, April 17, 2025; Carried over to 2026.

HB 1668 – Residential High Rise Sprinklers

PA LAC is [monitoring](#) this legislation, which creates a property tax abatement program for residential high-rise structures in cities of the first-class that are retrofitted with a modern fire sprinkler system. In Philadelphia, all residential high-rise buildings built after 1991 must have fire sprinkler systems, and all commercial buildings must be retrofitted with sprinkler systems. However, this requirement does not exist for residential high-rise buildings that were built before 1991. Legislation in Philadelphia City Council was defeated, with CAI's assistance, in 2023 that would have required this retrofit for older buildings. HB 1668 would allow the city to establish the timelines and define what residential high-rise structures within the city are eligible for the abatement.

Status: Final passage in the House, July 8, 2025; Referred to Senate Finance Committee July 23, 2025; Carried over to 2026.

HB 1704 – Flood Disclosure

PA LAC is monitoring this legislation, which amends existing Pennsylvania laws related to residential real estate by updating definitions and disclosure requirements concerning flood-related risks. It mandates that sellers provide information on any known flood damage history, flood risk indicators, and whether flood insurance is required or maintained. The Insurance Department must host public information online about flood risks and mitigation options. Additionally, sellers must include a specific flood insurance advisory in disclosure forms to purchasers.

Status: Final passage in the House, October 1, 2025; First Consideration in the Senate October 27, 2025; Carried over to 2026.

HB 1878 – Conservation Landscaping

PA LAC is [monitoring](#) this legislation, which modifies Pennsylvania's property statutes to support the use of managed native conservation landscaping, such as rain gardens and pollinator habitats, by prohibiting deed restrictions that prevent homeowners from installing these environmentally beneficial landscapes. While homeowners associations can impose reasonable guidelines regarding aesthetics or management, this legislation would prevent associations from establishing rules that significantly increase costs or reduce the effectiveness of such landscaping features. Exceptions are allowed for properties designated as historic or common areas within condominiums and planned communities. This legislative change aims to enhance water quality and stormwater management while supporting native wildlife habitats.

Status: Referred to Housing and Community Development on September 25, 2025; Carried over to 2026.

Track PA Legislation CAI keeps track of legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock here .	CAI PA LAC and Chapter Contact Information CAI Pennsylvania Legislative Action Committee Community Association Institute – Keystone Chapter – (610) 783- 1315 - info@caikeystone.org
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