

PROA IN ACTION

2017-18 Legislative Session

PROA Opposed/Legislation Stopped:

HB 871 - Constitutional amendment to allow taxing rentals and commercial properties at a higher tax rate than other properties.

HB 514 - Prohibits landlords from asking about an applicant's criminal background in rental applications.

HB 890 - Allows lease termination by claiming domestic abuse.

HB 900 - Allows lease termination for senior citizens to move into nursing home or under family home care.

PROA Supported/Influenced:

HB 2049 - Requires documentation and limits landlord liability for service animals, with penalties for misrepresentation.

SB 201, HB 331 - Allows 1031 tax deferred exchanges under the Pennsylvania tax code.

HB 1031, SB 971, SB 972 - Allows foreign loads on tenant utility accounts by agreement contained in the lease.

HB 1593 - Provides for fair compensation for damages repaired by landlord.

HB 1875 - Accelerated order of possession in eviction cases.

SB 51 - Requires disclosure of flood history to tenants.

HB 1213 - Limits spot tax assessment and provides for appeals.

HB 1310 - Limits landlord responsibility to pay tenant's unpaid water and sewer bills.

PROA Supported and Passed into Law:

HB 653 (Act 32) - Defines limitations for the expedited foreclosure of vacant and abandoned properties.

2015-16 Legislative Session

PROA Supported and Passed into Law:

HB 341 (Act 6) - Clarifies the definition of property affected by storm water in seller disclosures.

HB 447 (Act 116) - Allows limited rights of an executor or administrator to terminate a lease after the death of a tenant.

HB 1411 (Act 88) - Limits tenant claims against landlord for moving expenses and for replacement of lost housing when property is taken under eminent domain.

HB 1437 (Act 133) - Extends the time to correct code violations for newly purchased properties.

SB 330 (Act 34) - Limits statutory offense for violation of municipal housing code.

SB 486 (Act 152) - Creates a limited fee when deeds are recorded to be used for blight remediation.

2013-14 Legislative Session

PROA Supported and Passed into Law:

HB 1714 (Act 167) - Creates a process to dispose of personal property left behind by tenants, and limits the landlord's liability for their disposal.

HB 1796 (Act 200) - Prohibits municipal ordinances from punishing landlords for repeated domestic abuse police and emergency calls.

SB 607 (Act 121) - Requires installation of carbon monoxide detectors in rental units, and defines responsibility for their maintenance and testing.

PROA is your legislative watchdog!

PROA continually tracks all bills going through the Pennsylvania legislature which affect the rental housing industry. We work diligently to stop harmful bills, and we actively support helpful bills. We provide input to the legislators so they understand the effects proposed new laws will have, and we often suggest amendments to make them better.

It often takes many years to get laws passed. Bills must be passed by legislative committees in both houses of the legislature before being voted on. Bills can be amended or even completely re-written at any point in the process. Then, once passed by both houses, the PA governor must also agree to sign them into law.

Even if we stop a harmful bill during one legislative session, it may simply be reintroduced again in the next legislative session, so we must always remain vigilant.



PROA

Pennsylvania Residential Owners Association

**The Statewide Voice for Rental Property
Owners & Managers in Pennsylvania**

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WHAT IS PROA?

PROA is the Pennsylvania Residential Owners Association, a non-profit association formed in 1986 by several landlord service organizations joining together to provide a unified voice for their common interests in Pennsylvania state government. Since its inception, PROA has become a powerful statewide trade association representing over 5,500 landlords and rental property managers statewide.

PROA builds and maintains relationships with state legislators, and works with executive agencies and staff to explain our industry's concerns.

PROA has a respected reputation, and enjoys broad recognition within the Pennsylvania legislature. Our full-time lobbyists are located just steps from the state capitol, enabling them to monitor and respond quickly to legislative issues impacting our members.

PROA mobilizes local grass-roots efforts to advance our industry's political agenda.

PROA is the only well-established trade association representing landlords and rental property managers throughout Pennsylvania, and it continues to be a leader representing our industry.

MEMBERSHIP AND PARTICIPATION

PROA Chapters

Local PROA chapters are located throughout Pennsylvania. Joining one of these groups also makes you a member of PROA. Find the nearest local PROA chapter on-line at: www.proassoc.org/countyindex.html

By joining a local PROA chapter, you will enjoy meeting and networking with other landlords and investors in your area, and will benefit from the programs, and

support services provided by the local chapter, as well as participating in PROA.

Each PROA chapter designates a person to represent their members on PROA's board of directors. These representatives attend quarterly PROA board meetings with our professional lobbyists. They keep the chapter's members informed of pending legislation, and provide input to the PROA board and to our lobbyists of member concerns. This gives you a direct way to communicate your concerns through PROA's professional lobbyists to legislators and other state officials.

At Large Membership

Those living in areas not served by one of PROA's local chapters may join PROA independently as at-large members. Our at-large members are also represented on PROA's board of directors by an at-large representative.

Bill Tracking

Through PROA's web site, our members can obtain an up-to-date list of pending bills affecting our industry. They can also obtain copies of the actual bills being considered.

PRO-PAC

PROA maintains a viable Political Action Committee called PRO-PAC. This affords our members the opportunity to support the election campaigns of legislators who provide leadership on issues affecting our industry to improve the legislative landscape for Pennsylvania's landlords and property managers

PROA is Your Voice in PA Government.

As the unified voice of the private housing industry, PROA's mission is to represent your interests, and protect your investment.

LOCAL PROA CHAPTERS

American Congress of Real Estate (ACRE)

Greater Pittsburgh Area, Allegheny, Armstrong, Beaver, Butler, Fayette, Greene, Indiana, Washington, and Westmoreland Counties

Apartment Association of Northwestern PA

Greater Erie Metro Area, Erie, Crawford, and Warren Counties

Berwick Area Landlords Association

Columbia, Luzerne, and Montour Counties

Bloomsburg Area Landlords Association

Bloomsburg, PA, Columbia and Montour Counties

Capital Area Rental Property Owners Assn. (CARPOA)

South Central PA / Harrisburg-Carlisle Metro Areas, Dauphin, Perry, Cumberland, and Northern York Counties

Central PA Landlord Association

Blair, Centre, Huntingdon, Bedford, Clearfield, and Cambria Counties

Coatesville Housing Association

Coatesville, PA, Chester County

Delco Property Investors

Delaware County

Diversified Real Estate Investor Group (DIG)

Philadelphia, Montgomery, Bucks, Delaware, Chester, Lehigh, and Northampton Counties

Hazleton Area Landlord Organization

Greater Hazleton Area, Luzerne County

Homeowners Assn. of Philadelphia County (HAPCO)

Greater Philadelphia Metro Area, Philadelphia County

Real Estate Investors Association of Berks County

Reading and Berks County

Real Estate Investors of York

York County

Rental Property Owners Association of Central PA

Mifflin, Juniata, Perry, Snyder, and Huntingdon Counties

West Chester Apartment Housing Association

West Chester Borough, Chester County

Wyoming Valley Real Estate Investors Association

Luzerne, Lackawanna, and Wyoming Counties