

*** Indicates New Bills or Status Change**

Environmental Policy Special Committee

*** [House Bill 1208](#)**; PN 1356 – **[NPDES Permit Program \(Comply with the NPDES Waiver Program that Exists at the Federal Level\)](#)** – Rep. Zimmerman (R-Lancaster, Berks)

HB 1208 amends the amends the Clean Streams Law to allow for a waiver of NPDES permit requirements if the construction site will disturb more than one acre but less than five acres of earth disturbance.

Current Status: House Environmental and Natural Resources Protection Committee

PBA Position: PBA supports

*** [House Bill 1370](#)**; PN 1566 – **[Lessening the Burden for Homebuyers](#)** – Rep. D’Orsie (R-York)

HB 1370 amends the amends the Clean Streams Law to eliminate the requirement for a NPDES permit for the construction of a single-family home.

Current Status: House Housing and Community Development Committee

PBA Position: PBA supports

*** [House Bill 1689](#)**; PN 2074 – **[SPEED Permit Expansion](#)** – Rep. Stender (R-Montour, Northumberland)

HB 1689 expands the current SPEED Program within the Department of Environmental Protection to include third party reviewing agencies and required timelines for all permits issued by DEP.

Current Status: House Environmental and Natural Resources Protection Committee

PBA Position: PBA supports

*** [Senate Bill 659](#)**; PN 698 – **[Requiring Gas Detectors in Pennsylvania Homes and Businesses](#)** – Sen. Muth (D- Berks, Chester, Montgomery)

SB 659 requires the installation of at least one approved fuel gas detector in every room containing an appliance fueled by propane, natural gas or any liquefied petroleum gas. SB 659 applies to multi-family and detached one-family and two-family dwellings.

Current Status: Senate Environmental Resources and Energy Committee

PBA Position: Not reviewed

House Bill 52; PN 42 – **Stop Habitat Loss** – Rep. Howard (D-Chester)

HB 52 amends the Uniform Construction Code to require municipalities, as part of the permitting process for new residential units to submit a habitat impact study to the Pennsylvania Game Commission, Fish and Boat Commission, and the Department of Conservation and Natural Resources. The receiving agencies will have 90 days to make a determination of impact, and a municipality may not issue a building permit unless no impact exists, or the applicant mitigates or eliminates the negative effect on endangered or threatened species to the satisfaction of the entity that determined the existence of the negative effect.

Permit applicants are required to pay a fee to each reviewing agency intended to cover the cost of additional staffing or training, site visit travel, and any other necessary administrative expenses.

Current Status: House Environmental and Natural Resources Protection Committee

PBA Position: PBA opposes

***House Bill 109**; **PN 1281**– **Issuance of Permits in Environmental Justice Areas** – Rep. Vitali (D-Delaware)

HB 109 amends Title 27 (Environmental Resources) to require the Department of Environmental Protection (DEP) designate environmental justice areas in Pennsylvania and update their findings every three years. Permit applicants will be required to submit a cumulative environmental report in the designated environmental justice areas. HB 109 requires a public hearing on permit applications and DEP must issue its findings at least 60 days post-hearing and may require additional conditions or mitigation measures or may deny application based on the environmental justice area.

Current Status: Reported from Committee as amended (14-12) and given First consideration in the House 4/7/25.

PBA Position: PBA opposes

House Bill 441- **Wild Native Terrestrial Invertebrates** – Rep. Pielli (D-Chester)

HB 441 amends the Wild Resource Conservation Act to require the Department of Conservation and Natural Resources to establish a classification system for wild native terrestrial invertebrates.

If the Department finds that any wild native terrestrial invertebrates are either classified as threatened or endangered, they may promulgate regulations adding these species to the threatened or endangered species list. This regulatory classification would trigger a PNDI search for builder/developers of these terrestrial invertebrates.

Examples of wild native terrestrial invertebrates in Pennsylvania include butterflies, beetles, spiders, and other insects.

Current Status: House Housing and Community Development Committee; Voting meeting held 3/18/25 – passed 14-12; First consideration 3/18/25.

PBA Position: PBA opposes

[House Bill 659](#); PN 668 – [Comprehensive Stormwater Management](#) – Rep Webster (D-Montgomery)

HB 659 creates the Integrated Water Resources Restoration, Protection and Management Act and repeals Pennsylvania's current Stormwater Management Act. HB 659 creates Water Resources Management Authorities to combine and consolidate stormwater management throughout Pennsylvania. Water resources management authorities shall have the power to implement and administer comprehensive storm water management plans to implement and administer integrated water resources management plans.

Municipalities are required to regulate land development consistent with the most recent applicable approved comprehensive storm water management plan or integrated water resources management plan and must adopt ordinances to implement those plans.

Current Status: House Environmental and Natural Resources Committee

PBA Position: PBA opposes

[House Bill 673](#); PN 687 – [Riparian Buffer Protection Act](#) – Rep. Webster – (D-Montgomery)

HB 673 creates new riparian buffer requirements for all streams, lakes, and rivers in Pennsylvania. Requirements include, a minimum 100-foot riparian buffer along each side of a surface body of water and a minimum 300-foot riparian buffer for waterways designated as High Quality or Exceptional Value. The bill additionally expands restrictions on the use of the property itself, requiring the filing of a formal conservation easement and deed restrictions to prevent such things as fertilization.

Current Status: House Environmental and Natural Resources Protection Committee

PBA Position: PBA opposes

House Bill 680; PN 694 - Empowering Attorney General to Prosecute Environmental Crimes – Rep. Howard – (D- Chester)

HB 680 amends the Clean Streams Law to provide the Attorney General with concurrent jurisdiction to prosecute environmental crimes under the law.

Current Status: House Environmental and Natural Resources Protection Committee

PBA Position: PBA opposes

House Bill 873; PN 909- DEP Permitting Review Timeframes – Erosion & Sediment Control Program – Rep. Zimmerman (R- Berks, Lancaster)

HB 873 requires DEP to complete its review of NPDES permits within 45 days of receipt. In addition, HB 873 requires that any permit application submitted by a licensed engineer, licensed under the Engineer, Land Surveyor and Geologist Registration Law (Act 367 of 1945) must be approved within 20 days of receipt.

Current Status: House Environmental and Natural Resources Protection Committee

PBA Position: PBA Supports

House Bill 515; PN 497– Energy Freedom – Rep. Causer (R- Cameron, Mckean & Potter)

HB 515 creates the Household Appliance Freedom Act to prohibit any agency or municipality from adopting a policy that prohibits the use of natural gas appliances. The definition of “policy” includes the adoption of building codes that would preclude the use of natural gas appliances.

Current Status: Energy Committee

PBA Position: PBA Supports

House Bill 660; PN 620 – Appliance Energy Efficiency Standards – Rep. O’Mara (D- Delaware)

HB 660 requires the Environmental Quality Board to create minimum efficiency standards, by regulation, for commercial dishwashers, fryers, hot food holding cabinets, ovens, and steam cookers. Standards must be created also for faucets, gas fireplaces, high CRI fluorescent lamps, cold-temperature fluorescent lamps and impact-resistant fluorescent lamps, portable electric spas, residential ventilating fans, showerheads, urinals, water closets, and water coolers.

Compliance will be maintained through DEP certification and a mark, label, or tag will be added to products. Grants DEP the ability to conduct periodic inspections of distributors or retailers of new products listed in order to determine compliance.

Current Status: House Energy Committee; Hearing held 2/27/25; Committee vote held 3/17/25; 14-12; first consideration 3/17/25.

PBA Position: PBA Opposes

Construction Liability, Risk Management and Building Materials Special Committee

*** [Senate Bill 72](#); PN 818 - [Improvements to the Construction Worker Misclassification Act](#)
Sen. Kane (D-Chester, Delaware)**

SB 72 amends the Construction Workplace Misclassification Act (Act 72) to require the Department of Labor and Industry to impose administrative penalties for violations of the act; to refer cases to the Office of Attorney General if it is a second or subsequent violation of Act 72 by an employer; and allows L&I to order a tax or financial audit of companies that violate Act 72.

SB 72 also strengthens the whistleblower protection language of Act 72 and adds a private right of action, reinstatement to employment, restitution, and reasonable attorney's fees for workers who are misclassified.

Penalties for violations of Act 72 are enhanced and the number of days that suspected violators must respond to requests for information are lessened by 10 days.

Companies who are found guilty of violating Act 72 will be subject to attempts by the Department, the AG or local District Attorneys to recover investigatory and attorneys' costs.

Current Status: Voted out of Senate Labor and Industry Committee 6-9-25 (11-0); First consideration in the Senate.

PBA Position: PBA opposes

[House Bill 288](#); PN 233 - [Prevailing Wage for All Pennsylvania Tax Credits](#) Rep. Prokopiak (D-Bucks)

HB 288 requires a company that receives a Pennsylvania tax credit for a construction project over \$25,000, to pay their workers the prevailing wage. Additionally, companies and their contractors and subcontractors must make a good faith effort to recruit employees from the area in which the project is being constructed.

Examples of tax credits available for construction projects that would be affected by this bill include: the Manufacturing and Investment Tax Credit, the Keystone Special Development Zone Program, and the Mixed-Use Development Tax Credit.

Current Status: House Labor and Industry Committee

PBA Position: Not reviewed

*** [House Bill 375](#) PN 331 - [Signage Requirements for Subdivision and Land Development](#) – Rep. Ciresi (D- Montgomery)**

HB 375 amends the Municipalities Planning Code to require conspicuous and legible signs to be posted on land proposed for subdivision or land development.

Current Status: Third consideration and final passage in the House 6/11/25 (108-95); In Senate Local Government Committee

PBA Position: Neutral as of 2023-2024 session

[House Bill 570](#); PN 574- [Inclusionary Housing for New Developments – Affordable Housing for Working Families Act](#) – Rep. Carroll (D-Philadelphia)

HB 570 requires all entities who develop 30 or more residential units to provide affordable housing units - defined as very-low, low, and middle-income households. Five percent of the units must be reserved for very-low income households, 10 percent for low-income households, and 10 percent for middle-income households respectively.

A municipality may withhold a certificate of occupancy for market rate units at any stage of development if the affordable units are not released to the public as specified in the bill.

HB 570 requires 30 percent of affordable units to have two- bedrooms and 20 percent of affordable units to have three bedrooms.

Municipalities, at their discretion, may charge a ‘fee-in-lieu’ of 30 percent of the total project cost instead of requiring the affordable units listed above.

Current Status: House Housing and Community Development Committee

PBA Position: PBA opposes

[House Bill 609](#); PN 622 - [Protecting Homeowners from Defective or Faulty New Home Construction](#) – Rep. Isaacson (D-Philadelphia)

HB 609 requires builders to notify the owner of real property of any “construction defect” attributable to the real property up to 15 years after construction. Applies to real property “constructed or facilitated” by the builder. A “construction defect” is defined as a material defect that results from a deficiency in the design, planning, supervision, and the use of defective materials OR improper installation.

Current Status: House Housing and Community Development Committee

PBA Position: PBA opposes

[House Bill 678](#); PN 692 – [Labor Broker Registration](#) – Rep. McNeill (D-Lehigh)

HB 678 requires labor brokers to register with the Department of Labor and Industry before conducting business in Pennsylvania. Labor brokers hire employees and then sell the services of those employees to another employer who needs temporary employees. While labor brokers are found in other industries, HB 678 only requires the registration of Labor Brokers in the construction industry. The bill penalizes both labor brokers for operating without proper registration, and those who knowingly contract with unregistered labor brokers.

Current Status: House Labor and Industry Committee

PBA Position: PBA opposes

***[House Bill 721](#); PN 742 - [Strengthening the Construction Workplace Misclassification Act](#) – Rep. Donahue (D-Lackawanna)**

HB 721 amends the Construction Workplace Misclassification Act (Act 72) to increase penalties on contractors who misclassify workers and expands the involvement of the Attorney General and District Attorneys to investigate and prosecute worker misclassification. Additionally, HB 721 creates a private right to action for workers who have been misclassified to bring a civil action before the Court of Common Pleas.

Current Status: Third consideration and final passage 5/13/25 (113-90); in Senate Labor and Industry Committee

PBA Position: PBA opposes

***[Residential Construction Protection Package Reintroduction](#) – Rep. Hohenstein (D-Philadelphia)**

***[House Bill 1147](#); PN 1268- Residential Construction Lemon Law** - amends the PA UCC to create a new private right of action with respect to residential building construction defect remedies. Builders of new or rehabilitated residential buildings will be required to repair or correct a construction defect at no cost to the homeowner within 24-months of the delivery date. If the defect is brought to the builder's attention within two years, the builder shall have six months to make the repair, or the builder shall be open to an action for compliance or liable for more costs (150% of the cost to repair).

Current Status: House Housing and Community Development Committee

PBA Position: PBA opposes

***[House Bill 1148](#); PN 1269 - Amending the Home Improvement Consumer Protection Act** - amends the definition of “owner” in the HICPA law to require a person who does not live in a house they own to keep that house for one year.

Current Status: House Judiciary Committee

PBA Position: PBA opposes

***[House Bill 1151](#); PN 1271 - Adjacent Neighbor’s Bill of Rights** - requires the Department of Labor and Industry to create a pamphlet for distribution to homeowners on their rights during the construction of an adjacent property.

Current Status: House Housing and Community Development Committee

PBA Position: Neutral – Support BIA position

***[House Bill 1149](#); PN 1270 - Continuing Education for Construction Code Officials -** amends the PA UCC to require residential building code officials to have five hours of continuing education training on the proper installation of stucco. In addition, the bill also requires BCO's to provide advice to homeowners on their private rights of action against a builder.

Current Status: House Housing and Community Development Committee

PBA Position: PBA opposes

***[House Bill 1541](#); PN 1812 and Forthcoming Senate Bill – Sen. Gebhard (R- Berks, Lebanon, Lancaster) [Anti-indemnification in Construction Contracts Reintroduction](#) - Rep. Hohenstein (D-Philadelphia)**

Current Law: Broad form of indemnification allowed in construction contracts.

Forthcoming HB: Proposes to prohibit all broad and intermediary forms of indemnification in construction contracts. Only allows limited forms of indemnification which require the indemnitor to be 100% at fault for indemnification to apply. General Contractors will be unable to hold sub-contractors liable for faulty construction.

Current Status: House Judiciary Committee

PBA Position: PBA opposes.

***[House Bill 1617](#); PN 1934 – [General Contractor Responsibility](#) – Rep. Donahue (D-Lackawanna)** amends the Wage Payment and Collection Law to allow employees of subcontractors, who are either misclassified or not paid by the subcontractor, to seek back pay from the general contractor who hired the subcontractor.

Current Status: House Labor and Industry Committee

PBA Position: PBA opposes

***[Senate Bill 893](#); PN 1004 – [Independent Contractor Verification for Home Improvement Contractors](#) –Sen. Keefer (R- Cumberland, York)** amends the Construction Workplace Misclassification Act to state that an individual who is registered under HICPA at the time services of construction are performed, proves the individual is considered an independent contractor under the Construction Workplace Misclassification Act.

Current Status: Senate Labor and Industry Committee

PBA Position: PBA supports.

***Senate Bill 894; PN 1005 – [Clarifying Independent Contractor Classification](#) – Sen. Keefer (R-Cumberland, York)** - amends the Workers' Compensation Act by establishing a voluntary registration process with L&I to allow businesses to register individuals classified as independent contractors for federal tax purposes. Registered individuals must sign an affidavit acknowledging they are not employees, are not entitled to workers' compensation benefits, may purchase their own insurance, and are ineligible for the Uninsured Employers Guaranty Fund. Businesses are exempt from providing workers' compensation coverage for registered independent contractors.

Current Status: Senate Labor and Industry Committee

PBA Position: PBA supports.

Housing Attainability Special Committee

House Bill 275; PN 219 – [Making Homeownership More Attainable](#) – Rep. Powell (D-Allegheny)

HB 275 creates the Pennsylvania Affordable Homeownership Subsidy Program Act within the Department of Community and Economic Development. The grants (up to \$125,000 per applicant) will subsidize affordable homeownership for households with annual household incomes between 60% and 120% of the area median income. The Department's implementation of the program is contingent on funding being appropriated. The bill does not appropriate money to fund the program.

Current Status: House Housing and Community Development

PBA Position: Not reviewed

House Bill 529; PN 522 – [Increasing Affordable Housing Availability](#) – Rep. Prokopiak (D-Bucks)

HB 529 amends the Municipalities Planning Code to create the Smart Growth Zoning and Housing Program. Incentivizes municipalities to revise their zoning in such a way that allows for more affordable housing. Municipalities would create, by ordinance, smart growth zoning districts – requirements of the ordinance are as follows: 20 units per acre for multifamily housing, eight units per acre for single-family homes and 12 units per acre for duplex and triplex housing.

The ordinance also requires 20% of units to be "occupied by individuals and families whose annual income is equal or less than 120% of the areawide median income as determined by HUD." All municipalities who adopt Smart Growth Zoning ordinances will receive payments from the Commonwealth based on the number of housing units built.

Current Status: House Housing and Community Development Committee

PBA Position: Not reviewed

House Bill 842; PN 872 – Real Estate Transfer Tax Deduction for Affordable Housing – Rep. Webster (D-Montgomery)

HB 842 establishes an income tax deduction available to both the buyer and seller of a home in an amount equal to their respective share of the state realty transfer tax if the home is sold at a price that is no more than 80% of the median purchase price for a residential property in the county where the property is located.

Additionally, low-income buyers would be issued the same deduction if they collect Supplemental Security Income benefits or have a household income not greater than 215% of the Federal poverty level.

Current Status: House Housing and Community Development Committee

PBA Position: Not reviewed

House Bill 844; PN 874 – Incentives to Build Affordable Homes – Rep. Webster (D-Montgomery)

HB 844 amends the Housing Finance Agency Law to create a low-interest loan program aimed at incentivizing builders to construct new homes for sale at an affordable price for low- and moderate-income individuals and families. The PHFA may not issue a loan to a builder under the program in excess of 80% of the median sale price of housing for the previous calendar year in the county where the housing unit is to be constructed.

The bill does not provide funding for the program.

Current Status: House Housing and Development Committee

PBA Position: Not reviewed

***Forthcoming House Bill Package – Municipal Engineers Package– Rep. Davis (D-Bucks)**

Amends the Municipalities Planning Code to require townships of the first and second class, boroughs, and third-class cities to appoint at least two engineers through a competitive bid process. If a municipality is unable to appoint the required number of engineers, they may receive a waiver from L&I so long as the municipality completes a certification form disclosing its solicitation methods and number of qualified bids received.

Current Status: Not introduced.

PBA Position: PBA supports.

***Forthcoming House Bill – Residential Economic Development District Grant Program– Rep. Solomon (D-Philadelphia)**

This bill will create the Residential Economic Development District (REDD) Grant Program to offer state grants to local governments that are working with developers to build large-scale

housing near major job-creating projects. To qualify, municipalities must show they are committed to smart housing policies by updating zoning, faster permitting processes, or preparing development-ready land. Grant money can be used for infrastructure, public safety needs, or making housing more affordable. Major economic development projects are defined as having at least \$700,000,000 in private investments have been committed.

Current Status: Not introduced.

PBA Position: Not reviewed.

***[House Bill 1214](#); PN – [Tax Relief Through Abatements for Dwelling Construction and Improvement](#)– Rep. Solomon (D-Philadelphia)**

Amends the General County Assessment Act to allow the clock for the residential construction 30-month tax abatement to begin either from the date a building permit is issued or when construction actually begins.

Current Status: House Finance Committee

PBA Position: Not reviewed.

***[House Bill 1532](#) PN 1904– [Expanding the Use and Scope Specific Plans](#)– Rep. Freeman (D-Northampton)**

Amends the Municipalities Planning Code to allow the use of “specific plans” for residential construction. Currently, municipal planners use specific plans to provide a more detailed plan for development within a certain area. When a developer proposes to develop the land consistently with the specific plan, the approval process is streamlined and proceeds directly to final subdivision and land development approval.

Current law limits specific plans to non-residential development.

Section 1106(a)(3) of HB 1532 allows municipalities to include in their specific plans relating to housing standards, “...may include availability of affordable or below-market housing.” The inclusion of this phrase into municipal specific plans would legalize inclusionary zoning.

Current Status: Voted out of House Housing and Community Development Committee 6-11-25 (14-12); third consideration and final passage 7-1-25 (102-100); in Senate Local Government.

PBA Position: PBA opposes.

***[House Bill 1446](#); PN 2024– [Investing in the Future Development of Shopping Malls](#)– Rep. Siegel (D-Lehigh)**

Creates the Economic Development and Mixed-Use Redevelopment Act to provide incentives for municipalities and developers to redevelop existing shopping malls and “brown fields” and “gray fields” into mixed-use communities by accomplishing the following:

- Create the Economic Development and Mixed-Use Advisory Committee within DCED to establish best practices for the redevelopment of shopping malls
- Establishing special tax provisions for local taxing authorities to incentivize redevelopment of shopping malls into mixed-use projects
- Allowing local taxing authorities to provide tax exemptions for shopping mall redevelopment

Redevelopment projects are subject to project labor agreements as one of the options to gain special tax exemptions.

Current Status: Voted out of House Housing and Community Development Committee 6-25-25 (15-11); First consideration in the House.

PBA Position: Not reviewed.

***[House Bill 1459](#); PN 1712 – [Multi-Family Housing in Areas Zoned for Office Space](#)– Rep. Siegel (D-Lehigh)**

Amends the Municipalities Planning Code to revise zoning laws to allow multi-family housing and mixed-use development in urban areas zoned for office, retail and parking with existing water and sewer systems.

Current Status: House Housing and Community Development Committee.

PBA Position: PBA supports.

Uniform Construction Code Special Committee

***[House Bill 307](#); PN 260 - [Increasing the Width of Access Aisles for Accessible Parking Spaces](#) – Rep. Munroe (D-Bucks)**

HB 307 amends the PA UCC to increase the width of access aisles from 60 inches to 96 inches, the standard for van accessible spaces. New parking lots would be required to have access aisles of 96 inches. For existing parking lots, when a parking lot is being relined or undergoes similar maintenance, then the access aisles would need to be expanded to 96 inches.

Current Status: House Housing and Community Development Committee

PBA Position: PBA opposes

[House Bill 358](#); PN 312 - [Requiring Elevators in Multi-Story Residential Buildings](#) – Rep. Monroe (D-Bucks)

HB 358 amends the PA UCC to require all new apartments and condominiums two stories above grade to have two working elevators.

Current Status: House Housing and Community Development Committee

PBA Position: PBA opposes

[House Bill 516](#); PN 509 - [Campground Cabin Construction](#) – Rep. Owlett (R-Bradford & Tioga)

HB 516 amends the PA UCC to exempt recreational cabins on private land from the requirements of the UCC. Cabins located in State Parks in Pennsylvania have been permitted to file the Recreational Cabin Affidavit, which excludes them from the requirements of the UCC since 2012.

Current Status: House Housing and Community Development Committee

PBA Position: PBA opposes

[House Bill 519](#); PN 512 – [BCO Training Program](#) – Rep. Delozier (R- Cumberland)

HB 519 amends the PA UCC to require the Department of Labor and Industry to establish a building code trainee classification for certification.

Current Status: House Housing and Community Development Committee

PBA Position: PBA is neutral

[House Bill 611](#); PN 624 - [Deconstruction Standards, Certification and Training](#) – Rep. Isaacson (D-Philadelphia)

HB 611 amends the PA UCC to require the Department of Labor and Industry to create uniform deconstruction standards for buildings erected prior to 1929, including methods to encourage retrieval and reuses of building materials. Deconstruction professionals will be required to be certified by the Department of Labor and Industry and labor unions will be permitted to create deconstruction training programs required standards.

Current Status: House Housing and Community Development Committee

PBA Position: PBA opposes

*** [House Bill 711](#); PN 730 - [Exempting Community Homes for Adults with Disabilities from Discriminatory Sprinkler Requirements](#) – Rep. Delozier (R-Cumberland)**

HB 711 amends the PA UCC to exempt Community Homes for people with disabilities from sprinkler requirements. Specifically, the bill states, if a one-family or two-family dwelling is utilized as a community home for individuals with an intellectual disability or autism, the dwelling shall not be subject to heightened automatic sprinkler requirements for Group R-3 and Group R-4 occupancies of the IBC.

Current Status: House Housing and Community Development

PBA Position: PBA is neutral; support removal of sprinklers.

Senate Bill 267; PN 220 - Exempting Small Home Improvement Projects from the Building Code – Sen. Brooks (R-Crawford, Lawrence, and Mercer)

SB 267 amends the PA UCC to exempt the following code provisions from the building code:

1. Decks that are no more than 30 inches above grade at any point which are attached or accessory to a residential building.
2. Accessory structures that are attached to a residential building with cover, an entrance way, and are no more than one story high and not more than 200 square feet. For example, small sun rooms, an entrance way, a mud room, etc.
3. Patio covers as defined in 2009 IRC Appendix H or its successor requirement.

Current Status: Senate Labor and Industry Committee

PBA Position: PBA is neutral

Senate Bill 309; PN 245 - Ensuring Competition in UCC Enforcement – Sen. Laughlin (R-Erie)

SB 309 amends the PA UCC to require municipalities who enforce the UCC and do not have a building code official who is a municipal employee to contract with at least two third party agency BCO's to enforce the UCC.

Current Status: Senate Labor and Industry Committee

PBA Position: PBA supports

***Forthcoming House Bill – Protecting New Family Homes by Requiring Fire Sprinklers – Rep. Scott (D-Montgomery)**

Would require the installation of automatic residential fire sprinkler systems in all new one- and two-family dwellings.

Current Status: Not introduced.

PBA Position: PBA opposes

***Senate Bill 497; PN 453 - Radon Protection – Sen. Tartaglione (D-Philadelphia)**

SB 497 creates the Radon Remediation Act to require radon testing and remediation for all residential units sold or rented in the Commonwealth after June 2027.

Current Status: Senate Environmental Resources and Energy

PBA Position: PBA opposes

***[House Bill 1037](#); PN 1121 - [UCC Setback Requirements](#)– Rep. Irvin (R-Franklin, Huntington)**

HB 1037 amends the Municipalities Planning Code in the case of residential demolition of one and two-family dwellings, to allow the new residential structure to conform with the original setback standards.

Current Status: Voted out of House Housing and Community Development Committee 4-8-25 (26-0); first consideration.

PBA Position: Not reviewed.

***[Senate Bill 566](#); PN 556- [Agriculture Buildings Exempt from the UCC \(Special Events\)](#) – Sen. J. Ward (R-Blair, Fulton, Huntington, Juniata, Mifflin)**

SB 566 amends the PA UCC to exempt agriculture buildings from requirements provided that the building meets basic safety standards (e.g., smoke detectors, fire extinguishers, no smoking, proper egress). It would require portable toilet facilities (unless permitted facilities are provided on the grounds) and the posting of the building's maximum occupancy.

Current Status: Senate Labor and Industry Committee

PBA Position: PBA opposes

***[Senate Bill 867](#); PN 968 - [Accessibility Code Adoption](#)– Sen. Tartaglione (D-Philadelphia)**

SB 867 amends the PA UCC to provide a legislative path for the adoption of accessibility code provisions contained in the IBC. The Accessibility Advisory Board is required to review and sections made controversial by comment must be adopted by a two-thirds majority vote. The process and timelines mirror the RAC process to adopt all other model code provisions. The first review will commence with the 2024 ICC Model Codes and encompass all new or amended code provisions since the 2018 model code adoption.

Current Status: Senate Labor and Industry Committee

PBA Position: PBA is neutral

Housing Finance Special Committee

[House Bill 214](#); PN 171 - [Realty Transfer Tax Exclusion for First Time Home Buyers](#) – Rep. Kutz (R-Cumberland)

HB 214 excludes first-time home buyers from paying the realty transfer tax. Each person on the deed to the property must be a first-time home buyer.

Current Status: House Housing and Community Development Committee

PBA Position: PBA is neutral

[House Bill 225](#); PN 178 - [First Time Home Buyer Savings Account](#) – Rep. Kutz (R-Cumberland); and

[Senate Bill 803](#); PN 851 – [First Time Home Buyer Savings Account](#) – Sen. Brown (R-Lackawanna, Monroe, Wayne); and

***[House Bill 818](#)**; PN 1656 – [First Time Home Buyer Savings Account](#) – Rep. Bizzaro (D-Erie)

HB 225 and HB 818 create a “First Time Home Buyer Savings Account” in the Treasury Department similar to college savings accounts (529 plans). Homebuyers may deposit up to \$5,000 a year into a designated savings account, where it goes for the exclusive purpose of purchasing a first home, and the money can be deducted from their state income tax.

Current Status: Third consideration and final passage 5/12/25 (183-20); in Senate Urban Affairs and Housing Committee.

PBA Position: PBA is neutral

***[House Bill 1650](#)**; PN 1972 – Rep. Powell (D-Allegheny) and [Senate Bill 876](#); PN 990- Sen. Argall (R- Carbon, Luzerne, Schuylkill) [PA Home Preservation Program](#)

HB 1650 and SB 876 is a continuation of the Whole Home Repairs Program under a different name. The program will spend \$50 million to help homeowners to fund home repairs.

Current Status: HB 1650 was given Third consideration and final passage in the House 6-26-25 (122-80); in Senate Urban Affairs Committee; SB 876 is in Senate Urban Affairs Committee.

PBA Position: PBA is neutral

***[Senate Bill 815](#)**; PN 876 – [First Time Homebuyer Realty Transfer Tax Exemption](#) – Sen. Picozzi (R-Philadelphia)

SB 815 provides for the exclusion of the Commonwealths portion of the RTT for first time home buyers.

Current Status: Voted out of Senate Urban Affairs and Housing 6-11-25 (10-1); Second Consideration 7-17-25; in Senate Appropriations Committee.

PBA Position: PBA is neutral

Other Legislation

***[House Bill 677](#); PN 691– [Parity in Apprenticeship Ratios](#) – Rep. Gleim (R-Cumberland); and**

***[Senate Bill 439](#); PN 410– [Parity in Apprenticeship Ratios](#) – Sen. Keefer (R- Cumberland, York)**

HB 677 and SB 439 amend the Apprenticeship and Training Act to set apprenticeship ratios based on industry hazard levels: - High hazard – 3:1; Medium hazard – 2:1; and Low hazard – 1:1. The amendments will allow small businesses (under 50 employees) a 1:1 ratio for the first three apprentices and a 3:2 ratio thereafter, and eliminates disparities between union and nonunion programs by standardizing the supervisor-apprentice ratio.

Current Status: HB 677 and SB 439 are in their respective Labor & Industry Committees.

PBA Position: PBA supports.

***[House Bill 914](#); PN 963 – [Stabilizing Rent Prices in Pennsylvania](#) – Rep. Prokopiak (D-Bucks)**

HB 914 amends the Landlord Tenant Act to require the PHFA to set limits for how much rent can be raised by landlords in Pennsylvania.

Current Status: House Housing and Community Development Committee

PBA Position: Not reviewed.

***[House Bill 1250](#); PN 1379 - [Protecting Residents of Manufactured Communities](#) – Rep. Kutz (R-Cumberland)**

HB 1250 amends the Manufactured Home Community Rights Act to apply rent control to Manufactured Housing Communities.

Current Status: Third consideration and final passage 6-10-25 (144-59); In Senate Urban Affairs and Housing.

PBA Position: PBA opposes.

***[House Bill 1572](#); PN 1885 - [Increase The Historic Preservation Tax Credit Per-Project Cap](#) – Rep. Goughnour (D-Allegheny)**

HB 1572 amends the tax code to increase the amount of tax certificates an individual qualifies for from \$500,000 to \$1,500,000 under the Historic Preservation Tax Credit Program.

Current Status: Third consideration and final passage in the House 7-1-25 (141-62); in Senate Finance Committee.

PBA Position: PBA supports.