

Semi-Annual Committee Report

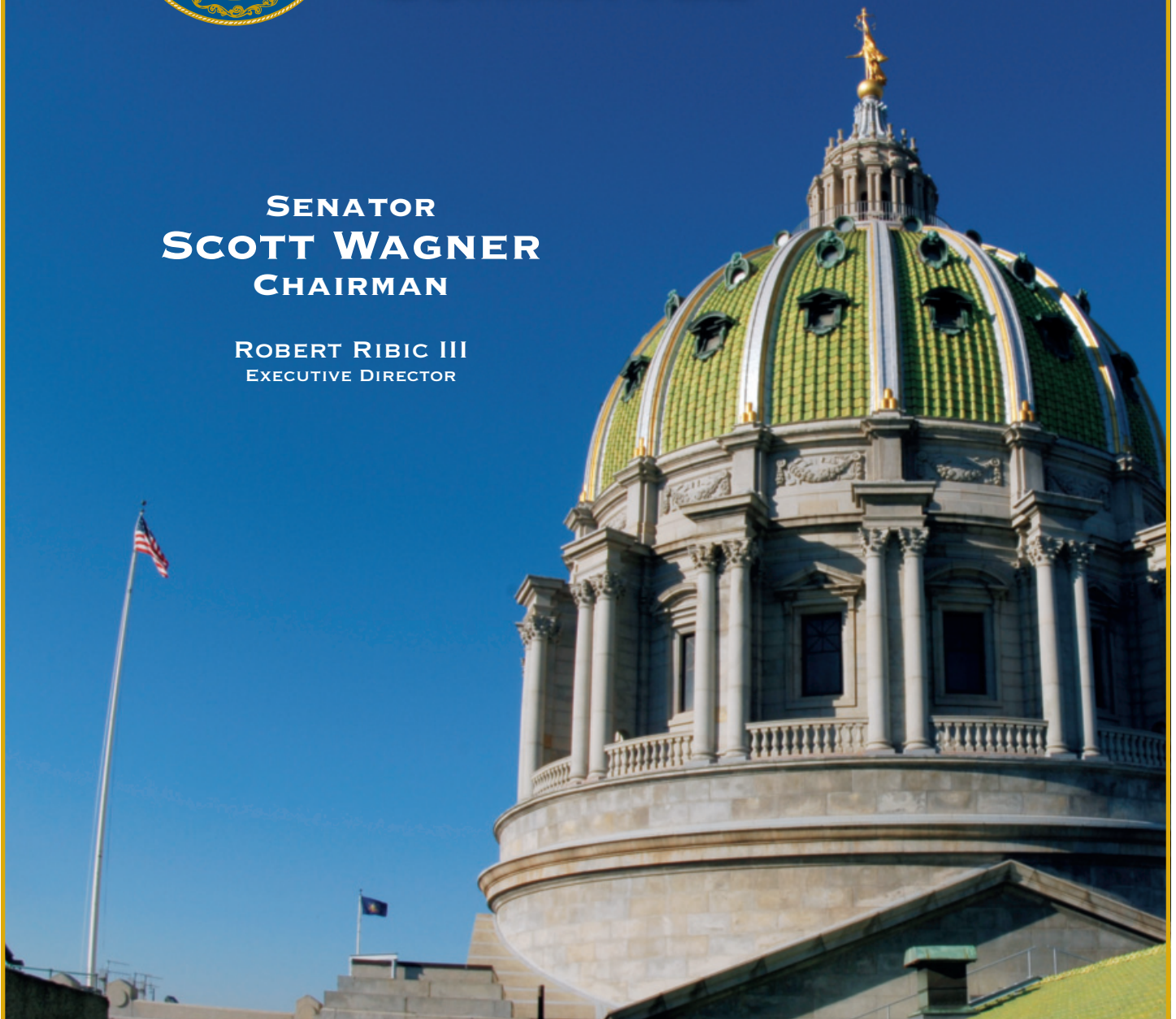
Legislative Session: Spring of 2015



SENATE URBAN AFFAIRS & HOUSING COMMITTEE

**SENATOR
SCOTT WAGNER
CHAIRMAN**

**ROBERT RIBIC III
EXECUTIVE DIRECTOR**





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SENATE BOX 203028 • STATE CAPITOL BUILDING • HARRISBURG, PA 17120 • 717.787.2637

Senate Urban Affairs & Housing Semi-Annual Committee Report

Legislative Session: Spring of 2015

Letter from the Chairman:

Enclosed within this Semi-Annual Committee Report you will find a summary of the productivity, accomplishments and future tasks of the Pennsylvania Senate Urban Affairs and Housing Committee. The purpose of this report is to show the progress of the Senate Urban Affairs and Housing Committee since my appointment as Chairman in January.

My goal this year as Chairman of the Senate Urban Affairs and Housing Committee, is to address a number of key issues facing our Commonwealth including: fighting urban blight, resolving landlord-tenant issues, promoting downtown development and community revitalization, resolving issues within homeowners' associations, addressing issues within the foreclosure process, and encouraging job-creation.

Considering York City is in my district, a city that is facing financial difficulties and that has a failing school system, I foresee many opportunities with this committee to delve into the problems our cities are facing and to find solutions to those problems.

A handwritten signature in blue ink, appearing to be "Scott Wagner", is written over a horizontal line.

Pennsylvania Senator Scott Wagner
28th Senatorial District – York County
Chairman, Senate Urban Affairs and Housing Committee



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Semi-Annual Committee Report

■ SYNOPSIS



Senator Scott Wagner, Chairman of the Senate Urban Affairs and Housing Committee, has worked in a bipartisan effort with Minority Chairman Senator Wayne Fontana to pass meaningful legislation to address a number of issues including: the ban on spot appeals of assessments in

taxing districts (Senate Bill 877), providing for a funding mechanism to the Housing Trust Fund without raising taxes (Senate Bill 566) and passing numerous pieces of legislation in order to combat the problem of blighted properties across the Commonwealth (Senate Bill 330, Senate Bill 486 & Senate Bill 482). The Senate Urban Affairs & Housing Committee has thus far unanimously passed 8 Senate Bills and 3 House Bills.

In order to continue the momentum, the Senate Urban Affairs & Housing Committee plans to return to Washington County for a bus tour of blighted property, to be followed by a roundtable discussion on the issue. In addition, later this summer the Committee will hold a roundtable discussion in Pittsburgh on the Pennsylvania foreclosure process. Finally, in early November the Committee will hold a public hearing in Philadelphia on veterans' housing issues.

This Senate Urban Affairs & Housing Committee Report will outline in further detail the accomplishments and future plans of the Senate Urban Affairs & Housing Committee for 2015 under the leadership of Chairman Wagner.

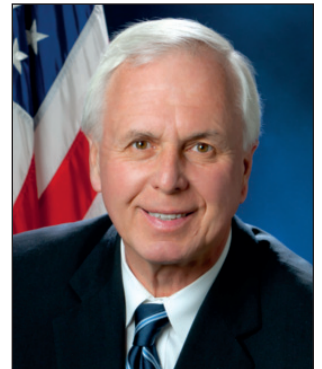
■ FEBRUARY 4, 2015

Senate Urban Affairs & Housing Committee Meeting (No. 1 of 2015)

The Senate Urban Affairs & Housing Committee convened on February 4th and unanimously passed Senate Bill 179 (Hotel Law Consolidation).

Senate Bill 179 - Hotel Law Consolidation (SENATOR GREENLEAF)

Senate Bill 179 consolidates several statutes relating to hotels and other lodging establishments. The statutes will become Chapter 13 of Title 48 (Lodging and Housing) of the Pennsylvania Consolidated Statutes. No substantive changes are intended. The statutes consolidated in Chapter 13 cover topics such as the right of hotelkeepers to deny accommodations to persons who refuse to pay, who are disorderly, or who possess controlled substances or illegal firearms as well as the right of a hotelkeeper to eject a person from the premises and to recover for damages to a room. Hotelkeepers must maintain a guest register which shows the name, residence, and date of arrival and departure of guests. The legislation also contains provisions relating to security such as posting notices that guests are required to lock their rooms. There are provisions relating to the use of safes or vaults to store valuables, liability for theft or loss, and baggage left behind. There are also safety related provisions including one provision regulating tourist camp cabin or trailer heaters and another one regulating cribs when a hotel provides a crib for an infant guest.



***Senator
Stewart J. Greenleaf***

■ APRIL 15, 2015

Senate Urban Affairs & Housing Committee Meeting (No. 2 of 2015)

The Senate Urban Affairs & Housing Committee convened on April 15th and unanimously passed Senate Bill 330



Blighted Property

(Code Violations for Dilapidated Properties), Senate Bill 486 (County Demolition Funding Program), Senate Bill 482 (County Demolition and Property Rehab Fund) & Senate Bill 566 (Housing Trust Fund).

Senate Bill 330 - Code Violations for Dilapidated Properties (SENATOR WARD)

The Senate Urban Affairs & Housing Committee unanimously passed Senate Bill 330, which amends Title 18 (Crimes and Offenses) and Title 53 (Municipalities Generally) of the Pennsylvania Consolidated Statutes, in regards to neighborhood blight reclamation and revitalization, providing for failure to comply with a code requirement in neighborhood blight reclamation and revitalization. A “code requirement” is a building, housing or property maintenance code or ordinance of a municipality. This legislation also re-

peals the offense of municipal housing code avoidance under section 7510 of the Crimes Code and amends the Municipalities Code to establish the offense of failure to comply with a code requirement. Senate Bill 330 also stipulates that an owner of real property commits the offense of failure to comply with a code requirement if: (1) the owner of real



Senator Kim Ward

property has been convicted of a second or subsequent serious violation of the same provision of a municipal code for the same property, (2) the violation poses a threat to the public's health, safety or property and the owner has not taken a substantial step to correct the violation, (3) and the violation is considered a public nuisance. Furthermore, Senate Bill 330 grades the offenses as a second degree misdemeanor if the offense is a second conviction of a serious violation of the same provision of a municipal code relating to the same property or a first degree misdemeanor if the offense is based on three or more convictions of serious violations of the same provision of a municipal code relating to the same property. Senate Bill 330 was approved by Governor Wolf on July 10, 2015 and is now known as Act 34 of 2015.

Senate Bill 486 - County Demolition Funding Program (SENATOR ARGALL)

The Senate Urban Affairs & Housing Committee unanimously passed Senate Bill 486, which would allow counties to apply a fee through the Recorder of Deeds office of up to \$15 for each deed and mortgage

recorded to be used for a demolition program. Currently, many counties across Pennsylvania are facing a major problem dealing with blighted properties. Some of these properties are beyond repair and are in need of demolition. According to the 2014 Senate Urban Affairs and Housing Committee Final Report offered at the conclusion of last session, many advocates suggested that a lack of funding is the key issue that prevents sustained growth and ideal land use management in our communities. Many counties lack these needed funds to tear down these eyesores and, in some cases, safety hazards. This legislation would change the Recorder of Deeds Fee Law to allow for an additional fee on each deed and mortgage recorded, to be used strictly for demolition within that county.



Senator David Argall

Senate Bill 482 - County Demolition and Property Rehab Fund (SENATOR BREWSTER)

The Senate Urban Affairs & Housing Committee unanimously passed Senate Bill 482, which amends the act of July 7, 1947 (P.L.1368, No.542), known as the Real Estate Tax Sale Law, providing for an Optional County Demolition and Rehabilitation Fund. Senate Bill 482 imposes a fee, not to exceed 10 percent, on the final purchase price of a property sold for



Senator Jim Brewster

delinquent taxes, to be used solely for demolition and property rehabilitation purposes for that specific county where the fees are administered. Senate Bill 482 exempts property sold for delinquent real property taxes to a nonprofit entity, land bank, or government entity and provides each county with the option of imposing a fee through implementation of an ordinance.

Senate Bill 566 - Housing Trust Fund (SENATOR VOGEL & SENATOR KITCHEN)

The Senate Urban Affairs & Housing Committee unanimously passed Senate Bill 566, which provides funding for the statewide Housing Trust Fund (HTF) - PA Housing Affordability and Rehabilitation Enhancement Fund (PHARE). Currently, PHARE's only revenue is from Act 13 impact fees and those monies may only be spent in shale counties. Revenues generated through impact fees provide resources for home repairs,



Senator Elder Vogel Jr.

new construction, rental assistance, home rehabilitation, and demolition. This legislation will expand funding to all counties including those that receive monies from Act 13. According to the Federal Reserve Bank of Philadelphia, there is a statewide shortage of 266,000 rental homes that are both affordable and available to households earning about \$20,000 or less. The National Alliance to End Homelessness reports that 270,000 Pennsylvanians are homeless, including those living doubled up with friends or family. Across Pennsylvania, we see blighted and abandoned properties overwhelming the housing market. PHARE funds can be used to remediate blight as well as develop homes within reach of low wage workers and people on fixed income. Senate Bill 566 will use revenue from



Senator Shirley M. Kitchen

the Realty Transfer Tax (RTT) to provide funding for the Housing Trust Fund. There will not be an increase in the RTT, nor

will it pull revenue out of the General Fund. If the amount of RTT increases over the amount budgeted for the Fiscal Year 2014-15, 40 percent of the increase will go to the HTF and 60 percent will go to the General Fund. The HTF will be capped at \$25 million per year.



The Community Associations Institute (CAI): Steven Sugarman, Esquire, Carl Weiner, Esquire, and CAI Executive Director, Anthony Campisi

■ APRIL 21, 2015

Joint Informational Hearing on Community Associations in Pennsylvania

The Community Associations Institute (CAI) presented to the House of Representatives and Senate Urban Affairs & Housing Committees an overview of common interest ownership communities commonly known as homeowners' associations, or condominiums, planned communities, cooperatives, and master associations in the Commonwealth. Steven Sugarman, Esquire, Carl Weiner, Esquire, and CAI Executive Director Anthony Campisi testified on behalf of CAI. They explained that the institute's objective is to provide information and education to community associations across the Commonwealth. Additionally, their mission is to inspire professionalism, effective leadership and responsible citizenship within common interest ownership communities. CAI discussed the characteristics of common interest ownership communities and the differences between them. They educated the members of both committees on how community associations are formed, identifying the sources of authority, the hierarchy of documents, and the roles that different individuals may hold within community associations. CAI concluded their presentation with an outline of the conflict resolution process within common interest ownership communities, detailing fiduciary duties, standards of care, and dispute



Joint Information Hearing with the House of Representatives and the Senate Urban Affairs & Housing Committees on Community Associations in Pennsylvania

resolution procedures. You can find the video and copies of all of the testimony given at the joint informational hearing on the homepage of the Senate Urban Affairs & Housing Committee's website (<http://urbanaffairs.pasenategop.com/>).

■ APRIL 22, 2015

Senate Urban Affairs & Housing Committee Meeting (No. 3 of 2015)

The Senate Urban Affairs & Housing Committee convened on April 22nd and unanimously passed House Bill 341 (Real Estate Disclosure Form - Storm Water Facilities), Senate Bill 688 (Amendments to the Uniform Condominium Act to Address Shaffer v. Zoning Hearing Board of Chanceford Township Supreme Court Decision Conflict) & Senate Bill 687 (Amendments to the Uniform Planned Community Act to Address Shaffer v. Zoning Hearing Board of Chanceford Township Supreme Court Decision Conflict).

House Bill 341 - Real Estate Disclosure Form-Storm Water Facilities (REPRESENTATIVE GINGRICH)

House Bill 341 amends Title 68 (Real Property) of the Pennsylvania Consolidated Statutes to require that property disclosure statements, which are required by law as a condition of most residential real property transfers, contain a description of the location and condition of defined "storm water facilities," as well as a statement disclosing whether the ongoing maintenance of the facilities is the responsibility of the purchaser. For situations in which a lot contains a storm water facility servicing more than one property, the purchaser of that lot should be aware that specific responsibilities for maintain-

ing and repairing that facility, in the event of failure, may pass to the purchaser with the sale and not be that of the municipality, the developer, or the neighbors, notwithstanding the fact that other properties benefit from the facility. This legislation would also require the disclosure of any sinkholes on the property, which could develop into a devastating burden on property owners in the future. In no way would this legislation restrict the conveyance of property, but would instead provide additional valuable information to a potential purchaser of the full scope of the responsibilities of ownership of a particular lot. House Bill 341 was enacted on June 19, 2015 and is now known as Act 6 of 2015.



*Representative
Mauree Gingrich*

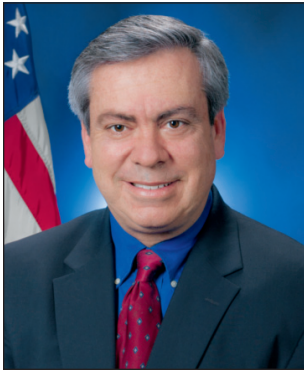
Senate Bill 687 and Senate Bill 688 - Amendments to the Uniform Planned Community Act and the Uniform Condominium Act to Address Shaffer



Sinkhole - Palmyra, Pennsylvania

v. Zoning Hearing Board of Chanceford Township Supreme Court Decision Conflict (SENATOR BROWNE)

Senate Bill 687 and Senate Bill 688 amends Uniform Planned Community Act and the Uniform Condominium Act, respectively, to correct a conflict which was created by the Pennsyl-



Senator Patrick Browne

vania Supreme Court decision *Shaffer v. Zoning Hearing Board of Chanceford Township*. The Shaffer court case relates to Chanceford Township's rejection to the creation of a planned community and conveyance of parcels among family members of an individual property owner. Because there was no genuine intention to create an actual planned community by the property owner, the municipal-

ity's rejection was understandable. In the course of this rejection, the township took the position, which was adopted by the county court and affirmed by the Commonwealth Court, that the creation of a planned community fell within the definition of land development under the Pennsylvania Municipalities Planning Code (MPC). The Pennsylvania Supreme Court affirmed the decision of the lower court without an opinion. In rendering this decision, the Supreme Court did not address a conflict between the MPC and two statutes which provide for the regulation of planned communities and condominium associations: the Uniform Planned Community (UPC) Act and Uniform Condominium (UC) Act. This conflict will jeopardize the validity of many of these common ownership communities throughout the state, putting their title insurance policies and lending financing at risk. Ultimately it has also impeded financing of commercial and industrial projects throughout the Commonwealth, adding to the continuing economic woes of the building industry. While municipal governments play a vital role in regulating the use and development of land under the MPC, the scope of a municipality's authority should not extend to the creation and conveyance of ownership interests in land that has historically fallen under the UPC and UC. Before *Shaffer v. Zoning Hearing Board of Chanceford Township*, both of these statutes were used to create condominiums and planned communities that were not part of a land development or subdivision plan on existing facilities and existing land for estate planning and financing purposes, among others. This legislation will clarify that the creation of condominium associations out of existing land or facilities would not require municipal approval unless and until new structures or buildings are constructed within the association or community. In addition, this legislation will eliminate the unnecessary conflict of legal statutes, protecting those interests historically granted to municipalities, while ensuring the viability of residential and commercial associations and communities throughout the Commonwealth. Both Sen-

ate Bill 687 and Senate Bill 688 were approved by Governor Wolf on July 10, 2015 and are now known as Act 37 and Act 38 of 2015.

■ **APRIL 23, 2015**

Royal Square Development and Construction (RSDC) Tour (York City, York County)

RSDC specializes in restorations by reviving buildings with historic architecture. They provide the community with new jobs, refurbished housing, community programs, and a flourishing economic backdrop, which will ultimately help to revitalize York City. Members of the Senate Urban Affairs & Housing Committee received a guided tour of construction projects currently underway. Josh Hankey, President and CEO of RSDC, and Dylan Bauer, Director of Real Estate Development and Property Management at RSDC, showed the members multiple locations within the block of Queen, King, Duke, and Princess Streets. The committee started at RSDC's revitalization of the Bond Building located at 100 South Queen Street. The Bond Building, or the Bond Sanitary Products Building, has been a landmark in York City for decades. Beginning in the 1920's, it served as a car dealership for many brands over the years until violence broke out in York City in the late 1960's, which destroyed the retailing market of downtown York City, making the Bond Building a vacant eyesore. Today, the Bond Building is no longer an eyesore because of the efforts of RSDC. The Bond Building now serves as a host for wedding events and a shared workspace environment called The Union, where the people of York City can rent suites and office space in order to conduct their business in a professional environment. The RSDC tour showed the members of the Senate Urban Affairs & Housing Committee how a local small business can successfully revitalize previously blighted property and positively impact their local community.

■ **APRIL 29, 2015**

Public Hearing on Blighted Property (Carrol Township, Washington County)



The Bond Building, York, Pennsylvania

Blighted Property refers to buildings and structures that have deteriorated over time and are now inadequate facilities that have become vacant and detrimental to the safety, health, and welfare of the community. Blighted property has become a real problem throughout the Commonwealth, because vacant buildings often become the locations for criminal activities and contribute to decreasing property values of the surrounding community. The following experts provided testimony at the Public Hearing on Blighted Property:

- **Gary S. Reed, Rural Development Coordinator of the USDA**
- **Liz Hersh, Executive Director of the Housing Alliance of Pennsylvania**
- **Bill McGowen, Executive Director of the Washington County Redevelopment Authority**
- **Joe Kirk, Executive Director of the Mon Valley Progress Council**
- **Harlan Shober, Washington County Commissioner**
- **The Mon Valley Mayors' Association**
 - **Lou Mavrakis, Mayor of Monessen**
 - **Bob Kepics, Mayor of Monongahela**
 - **Don Pavelko, Mayor of Donora**

You can find the video and copies of all the testimony given at the public hearing on the homepage of the Senate Urban Affairs & Housing Committee's website (<http://urbanaffairs.pasenategop.com/>). At the conclusion of the hearing Chairman Wagner suggested to the Committee that members really need to see the problem of blighted properties with their own eyes so that they can fully grasp the issue and understand its impacts on the local community. Therefore, Chairman Wagner suggested that a bus tour be organized within Washington County so members of the Committee can see blighted property in order to understand the reality of the issue.



The "Old" Bond Building, York, Pennsylvania

■ JUNE 24, 2015

Senate Urban Affairs & Housing Committee Meeting (No. 4 of 2015)

The Senate Urban Affairs & Housing Committee convened on June 24th and unanimously passed Senate Bill 877 (Ban Spot Appeals of Assessments), House Bill 613 (Deteriorating Prop-



Liz Hersh, Executive Director of the Housing Alliance of Pennsylvania



Mon Valley Mayors' Association (Left) Lou Mavrakis, Mayor of Monessen, (Middle) Bob Kepics, Mayor of Monongahela and (Right) Don Pavelko, Mayor of Donora.

erty Revitalization) & House Bill 447 (Death of a Tenant).

Senate Bill 877 - Ban Spot Appeals of Assessments (SENATOR ARGALL)

Senate Bill 877 would eliminate spot appeals of property assessments in Pennsylvania. Some taxing jurisdictions have

used their ability to appeal the assessments of properties to such an extent that the practice seems practically indistinguishable from spot reassessment, which is prohibited by law. School districts, in particular, have been very aggressive in the use of this practice. Spot appeals can increase taxes on residential properties drastically. Furthermore, property owners in certain school districts fear making any improvements to the exterior of their property due to aggressive spot appeals and higher property taxes. This legislation would remove a taxing jurisdiction's ability to appeal the assessment of a property based solely on the sale of the property. Taxing authorities may only appeal an assessment when the property has gone through a countywide reassessment, been divided into smaller parcels, or a change in the productive use of the property has occurred. In addition, this legislation would provide a retroactive remedy so that the property owners whose property tax assessments have been increased because of an appeal by a political subdivision could have those assessments reduced to prior levels. Article VIII, Section 1 of the Pennsylvania Constitution states that taxes shall be uniform. Under current law, two homes built in the same year with the same layout in the same condition could have drastically different local tax bills because of when one property was purchased. Senate Bill 877 would restore uniformity in the property assessment process.

House Bill 613 - Deteriorating Property Revitalization (REPRESENTATIVE WARD)

House Bill 613 encourages mixed use redevelopment of blighted and abandoned properties and allows developers and property owners to receive a tax abatement incentive once they apply and are approved to rebuild upon an abandoned or

blighted property or in an impoverished area. In this legislation, properties that receive a tax abatement must fulfill specific requirements, such as correcting all code violations, conforming to zoning requirements, and increasing the property value by at least twenty-five percent. Furthermore, properties that receive a tax abatement under this program are prohibited from being exempt from the reality transfer tax unless the property being transferred falls under a certain specific criteria. In order for properties to be considered an impoverished area they must be certified by the Department of Community and Economic Development and approved by the Governor. Under this legislation the incentive program is broken down into yearly increments of tax abatements. Once the ten year mark is hit, the property is assessed and taxed for its full value including increased property value. To ensure that future purchasers are prepared to pay the full tax rate once the ten years is up, developers must submit a "good-faith" estimate when they apply to improve a property. This will make consumers aware of what they will be paying in future years, all the while allowing developers to estimate and organize their own expenses for improvements. If zoning ordinances permit mixed-use development, developers must improve and rebuild properties that align with mixed-use zoning. Mixed-use is a viable step in the right direction to eliminate suburban sprawl, decrease greenhouse gas emissions from automobile use, support urban health through the creation of "walkable" areas, and strengthen economic and community development by encouraging a "live and work" environment for consumers. With the shifting generational changes, cities are becoming more popular than traditional suburban living. Thus, it is imperative for mixed-use development to be a focal point for re-development.



*Representative
Judy Ward*

House Bill 447 - Death of a Tenant (REPRESENTATIVE SAYLOR)

House Bill 447 provided protections to consumers from the "death penalty" contract provision practiced by landlords. Currently, many landlords include a provision in the lease requiring that in the event that a tenant passes away, the estate of the tenant must pay penalties and rent ranging anywhere from one month up to a full year. This legislation will limit the death payment provisions placed on the estate of a deceased tenant and their family. More specifically it removes the estate



Senator Scott Wagner, Chairman of the Senate Urban Affairs & Housing Committee (left), Senator Camera Bartolotta, and Senator David Argall

of the deceased tenant from being liable for any rent that has accrued one month after the tenant's death or upon surrender of the rental unit and removal of all personal property, whichever is later. By placing these provisions into the law we can further protect the families of the deceased from excessive billing practices while providing protections for landlords who are left with abandoned personal property. While it is possible for the tenants to amend the contract and exclude the death of a tenant provisions, most landlords would not agree to that arrangement due to the financial incentive they have if they were to keep it in the contract, which is why this legislation is necessary.



*Representative
Stan Saylor*

Future Senate Urban Affairs & Housing Committee Events

Chairman Wagner has three events planned so far for the fall session of 2015. The Senate Urban Affairs & Housing Committee plans on continuing to address the issue of blighted property in the Commonwealth, as well as addressing issues regarding planned communities. Furthermore, the Senate Urban Affairs & Housing Committee is looking forward to holding a joint roundtable discussion with members of the House of Representatives Urban Affairs & Housing Committee on issues concerning the Pennsylvania foreclosure process and a joint public hearing with the Senate Veterans Affairs & Emergency Preparedness Committee in order to identify and address veterans housing issues.

■ AUGUST 11, 2015

Bus Tour & Roundtable on Blighted Property (Washington County)

Members of the Senate Urban Affairs & Housing Committee will take a Bus Tour to view blighted property. Starting in Donora, the bus will travel through Carrol Township, ending in Monongahela, and the tour will be followed by a Roundtable discussion on Blighted Property to address concerns from the local community.

■ SEPTEMBER, 2015

Joint Roundtable on the Pennsylvania Foreclosure Process (Pittsburgh, Allegheny County)

The purpose of this joint roundtable is so that the public can have a transparent understanding of the foreclosure process in Pennsylvania and for members of both the House of Representatives and the Senate Urban Affairs & Housing Committees to identify issues within the foreclosure process that can be addressed by legislation. Represented at the roundtable will be the Pennsylvania Bankers Association, the Community Bankers, and attorneys who practice in the area of foreclosure.

■ NOVEMBER, 2015

Joint Public Hearing on Veterans' Housing Issues (Philadelphia, Philadelphia County)

Currently in the Senate Urban Affairs & Housing Committee are two bills regarding veterans, Senate Bill 80 (Williams) & Senate Bill 227 (Blake). In November, the Senate Urban Affairs & Housing Committee and the Senate Veterans Affairs & Emergency Preparedness Committee will hold a joint public hearing to hear testimony from veterans and housing experts with regard to housing issues veterans face and to discuss what is proposed in Senate Bill 80 & Senate Bill 227.

Senate Urban Affairs & Housing Committee Accomplishments

Legislative Session: Spring of 2015

- **House Bill 341** (Real Estate Disclosure Form-Storm Water Facilities) introduced by Representative Gingrich and was approved by Governor Wolf and enacted on June 18, 2015 as **Act 6 of 2015**.
- **Senate Bill 330** (Code Violations for Dilapidated Properties) introduced by Senator Ward was approved by Governor Wolf on July 10, 2015 and is now known as **Act 34 of 2015**.
- **Senate Bill 687** (Amendments to the Uniform Planned Community Act to Address Shaffer v. Zoning Hearing Board of Chanceford Township Supreme Court Decision Conflict) introduced by Senator Browne was approved by Governor Wolf on July 10, 2015 and is now known as **Act 37 of 2015**.
- **Senate Bill 688** (Amendments to the Uniform Condominium Act to Address Shaffer v. Zoning Hearing Board of Chanceford Township Supreme Court Decision Conflict) introduced by Senator Browne was approved by Governor Wolf on July 10, 2015 and is now known as **Act 38 of 2015**.
- **Senate Bill 179** (Hotel Law Consolidation) introduced by Senator Greenleaf was passed by the Senate unanimously (48-0) on February 25, 2015.
- **Senate Bill 482** (County Demolition and Property Rehab Fund) introduced by Senator Argall was passed by the Senate unanimously (49-0) on June 9, 2015.
- **Senate Bill 566** (Housing Trust Fund) introduced by Senator Vogel and Senator Kitchen was passed by the Senate unanimously (49-0) on June 30, 2015.

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