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CONFERENCE AND EXPO

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## **SPRING INTO \$MONEY\$ MAKING ACTION! PROA 2005 REAL ESTATE CONFERENCE AND EXPO FOR INVESTORS AND LANDLORDS**

PROA will hold its Spring 2005 Real Estate Conference March 3rd through 6th, 2005, at the Radisson Hotel in Valley Forge, PA. The theme of the conference is "*Spring Into \$Money\$ Making Action!*" Dr. Albert J. Lowry, the original and best known real estate guru will be our keynote speaker. Dr. Lowry will be joined by nine other nationally known real estate experts: Reggie Brooks, Donna Bauer, Pat Tarr, Walt Taggart, Louis Brown, Nick Sidoti, Robert Shemin, Larry Farris, and Graham Treakle. We will also be joined by 30+ vendors who will highlight their products and services. Those attending will have the opportunity to share ideas with many other investors and landlords during the days at the conference. A full day pre-conference workshop will be held on March 3rd, conducted by Robert Shemin. The conference schedule also includes an ice cream social and banquet dinner.

For more information, see the flyer at the end of this newsletter, or the information posted online at [www.PROAssoc.org](http://www.PROAssoc.org).

### **POLITICAL UPDATE**

There are no significant upsets in the state elections. The Senate and the House of Representatives remained in Republican control. Senate Republicans and House members have a strong majority in both chambers.

In a surprise victory, the Senate Republicans defeated long-term Senator Allen Kukovich in Westmoreland County. Republican Senator Bob Regola will be the new Senator. Senator Kukovich has accepted a job with the Rendell Administration in southwest Pennsylvania.

Three special elections will be scheduled in early 2005 to replace the following outgoing Senators: Senator Charlie Dent won his Congressional bid; Senator Allyson Schwartz will be in Congress as well; and Senator Jack Wagner won the statewide election to be Pennsylvania's new Auditor General. No dates have been set yet.

The Special Election of most interest to PROA will be the seat to replace Senator Charlie Dent in Lehigh County. State Rep. Pat Browne, R-Lehigh, announced recently that he'll run for the state Senate seat being vacated by Congressman-elect Charlie Dent. He was endorsed by several Republicans including; Congressman-elect Dent, and local state representatives Craig Dally, Julie

Harhart, Kelly Lewis, Doug Reichley and Paul Semmel.

Since the election in November, a surprise announcement came recently when Representative Kelly Lewis announced his plans to retire his political office and take a position with the Technology Council of Central Pennsylvania. He will be the President and CEO of the Technology Council beginning January 1, 2005. A February special election will be held to fill this vacancy. Representative Lewis has been a strong advocate on the Hill for landlord issues.

As far as committee assignments are concerned, it is anticipated that Senator Dominick Pileggi of Chester and Delaware Counties will be appointed the new chair of the Senate Urban Affairs and Housing, replacing Senator Dent. Representative John Taylor will likely remain the Chair of the House Urban Affairs and Housing Committee.

### **LEGISLATIVE UPDATE**

#### **Wage Attachment**

We are continuing to inquire with the court system regarding the rules for wage attachment. The latest information is that the Civil Procedural Rules Committee has no 'news' concerning the proposed rules governing

wage attachment. They remain pending before the Supreme Court of Pennsylvania.

#### ***Sine Die***

Many bills "died" during *sine die* that we are grateful for, such as permit denials, private right of action, lead paint, toxic mold, constable fee increases, etc.

Additionally, the pay raise negotiations broke down, the Comcast deal fell through, and despite many rallies, there was no dedicated funding for mass transit. The gaming bill was amended, but not the way many legislators wanted it to be. The Governor vetoed several bills this year. Over 130 bills passed within the last week. The House of Representatives and Senate have adjourned *Sine Die*. They will return to Session at noon on Tuesday, January 4, 2005.

#### **Bills Signed Into Law during the 2003-2004 Session**

#### **HB 500 (D-Freeman)**

Creates the "Elm Street Program," a residential neighborhood enhancement program. A maximum of five years per project is set for administrative costs associated with the hiring of a professional Elm Street Manager. The department would be able to approve more than one project at a time in

a municipality, but the municipality must demonstrate economic hardship, provide a map of the area eligible and had to have been in existence prior to 1961. Additionally, farmland cannot be developed under the program. Appropriates \$5,000,000 in state funds to DCED for the New Communities Program. Act will expire June 30, 2011 unless reenacted.

*Status: Act 7 of 2004*

### **HB 1000 (R-Flick)**

Amends the Real Estate Licensing and Registration Act by providing for licensing requirements and penalties by the definition of reciprocal license and stating that any person who holds a current license to provide real estate services issued by another state, and whose principal place of business for the provision of those services is outside Pennsylvania, may be issued a reciprocal license. The reciprocal license would be the type of license issued that the commission determines is most similar to the type of license issued by the other state.

*Status: Act 58 of 2003*

### **HB 1133 (R-Gannon)**

Amends the Fiscal Code further providing for definitions, for property held by courts, public officers and agencies and for depositing funds relating to abandoned and unclaimed property.

*Status: Act 45 of 2003*

### **HB 1329 (R-Stevenson, T.)**

Amends Title 68 provisions relating to planned communities. Among other things, the executive board would have the powers to interpret and apply the declaration and bylaws, and to resolve all conflicts or disputes requiring the interpretation and application of the declaration. Between unit owners, the decision of the board would be final, and would be enforceable at law as a decision of an arbitrator. The executive board and its members would have no liability for exercising these powers provided they are exercised in good faith and in the best interest of the association.

*Status: Act 189 of 2004*

### **HB 1330 (R-Stevenson, T.)**

Amends Title 68 providing for real estate cooperatives and amending provisions of coop-

eratives. Among other things, the executive board would have the powers to interpret and apply the declaration and bylaws, and to resolve all conflicts or disputes requiring the interpretation and application of the declaration. Between unit owners, the decision of the board would be final, and would be enforceable as a decision of an arbitrator. The executive board and its members would have no liability for exercising these powers provided they are exercised in good faith and in the best interest of the association.

*Status: Act 190 of 2004*

### **HB 1331 (R-Stevenson, T.)**

Amends Title 68 providing for condominiums and amending provisions of condominiums. Among other things, the executive board would have the powers to interpret and apply the declaration and bylaws, and to resolve all conflicts or disputes requiring the interpretation and application of the declaration. Between unit owners, the decision of the board would be final, and would be enforceable at law as a decision of an arbitrator. The executive board and its members would have no liability for exercising these powers provided they are exercised in good faith and in the best interest of the association.

*Status: Act 191 of 2004*

### **HB 1426 (D-Keller)**

Amends the Urban Redevelopment Law providing for provisions of the redevelopment contract and making repeals. The legislation broadens the details of the contract between the Authority and a redeveloper, including that a redeveloper must provide to the Authority evidence of financial security, and that the redeveloper shall provide to the Authority a project cost certification for all projects in which the estimated construction costs exceed \$1,000,000.00.

*Status: Act 1 of 2004*

### **HB 1654 (R-McNaughton)**

Amends the PA Construction Code Act by stating that in order to administer and enforce the provisions of this act, municipalities would enact an ordinance concurrently adopting the current uniform construction code as their municipal building code and the current international fuel gas code. Municipalities administering and enforcing the

Uniform Construction Code would assess an additional \$2 fee on the issuance of each construction or building permit. The money collected would be placed in a restricted account, called the Municipal Code Official Training Account within the State Treasury, to support the education and training programs for municipal code officials.

*Status: Act 13 of 2004*

### **HB 1854 (R-Herman)**

Amends the General County Assessment Law further providing for valuation of property, adding that the valuation of real property must include the impact of applicable rent restrictions, affordability requirements, and that Federal or State income tax credits with respect to property would not be considered real property or income attributable to real property.

*Status: Act 39 of 2003*

### **HB 1954 (D-Cruz)**

This bill amends the First Class City Home Rule Act by increasing the fine from \$300 to \$2,300 for breaking the rules and regulations of the act. A city of the first class (Philadelphia) may increase any fine, forfeiture or penalty provided that the increase does not exceed \$400 in any calendar year and the total amount does not exceed \$2,000. In addition to any aggrieved person, the governing body vested with legislative powers would have standing to appeal any decision of a zoning hearing board or other board or commission created to regulate development within the city. The term "aggrieved person" does not include taxpayers of the city that are not detrimentally harmed by the decision of the zoning hearing board.

The bill as amended in the Senate, contains a drafting error with the \$2300 and the \$2000 dollar limit, and eliminated the CPI provisions contained in the bill as it passed the House of Representatives. We have been assured this will be addressed next session.

*Status: Act 193 of 2004*

### **HB 2081 (R-Petri)**

Amends Title 51 (Military Affairs) by adding that a member of the armed forces of the United States or a member of the PA National Guard serving on full-time duty or as a civil service technician with a National

Guard unit may terminate a rental agreement if he or she meets certain criteria. PROA sent a letter of support for this legislation.

*Status: Act 65 of 2004*

### **HB 2190 (R-Ross)**

Amends the Second Class Township Code by further providing for the exemptions to entities (mostly nonprofits) that need not adhere to the requirements of the bidding process for purchasing real estate owned by a township.

*Status: Act 33 of 2004*

### **HB 2315 (R-J Taylor)**

Amends the Real Estate Tax Sale Law by adding that a court may fix a common date and place of sale for more than one property to be sold. Also, if a Tax Claim Bureau has more than one property on which it was unable to obtain a bid sufficient to pay the upset price, it may petition the court for it to authorize a combined sale of two or more of the properties.

*Status: Act 161 of 2004*

### **HB 2336 (R-J. Taylor)**

Amends the Municipal Claim and Tax Lien Law providing that a court may fix a common date and place of sale for more than one property if it deems a joint sale to be advantageous.

*Status: Act 163 of 2004*

### **HB 2724 (D-Evans)**

Amends The Controlled Substance, Drug, Device and Cosmetic Act by adding that the unlawful manufacture of methamphetamine or phencyclidine or their salts, isomers and salts of isomers, whenever the existence of such salts, isomers or salts of isomers is possible within the specific chemical designation would be prohibited in a structure where any child under 18 years of age is present; or where the manufacturing of methamphetamine or phencyclidine causes any child under 18 years of age to suffer bodily injury. The legislation provides for penalties.

*Status: Act 108 of 2004*

### **SB 10 (R-Brightbill)**

Provides for an economic enhancement program in the Department of Community and Economic Development; creating tax

incentive districts; establishing the Economic Enhancement Fund and Financing Authority.

*Status: Act 23 of 2004*

### **SB 92 (R-Greenleaf)**

As a result of the Governor's Letter asking the Senate to "hold" the bill and follow up information indicating he would veto the bill, the bill did not pass during *sine die* with the eviction language included. It was amended and turned into a Megan's Law bill. The bill also retained the intent of the bill as introduced which is the deficiency judgment provision.

*Status: Act 152 of 2004*

### **SB 100 (R-Jubelirer)**

The Homeowner Tax Relief Act allows school districts to reduce residential property taxes up to the maximum amount permitted by the homestead provision in the Pennsylvania Constitution, establishes a formula for the distribution of state property tax relief funds, allows for electoral participation in tax burden decisions, mandates state reimbursement for nonresident Philadelphia Wage Tax deductions, and prescribes how Philadelphia must reduce its wage tax. School districts would reduce residential property taxes through:

- the enactment of a 0.1% increase in the earned income and net profits tax (EIT)
- state funds from a tax on gaming and
- the enactment of an additional EIT for purposes of residential property tax relief; or
- the enactment of a local personal income tax (PIT) for the purposes of residential property tax relief and to replace the currently imposed earned income tax.

*Status: Act 72 of 2004*

### **SB 508 (R-Dent)**

The bill amends the Municipal Claim and Tax Lien Law by adding that in second class, second class A and third class cities, there should be no redemption of vacant

property by any person after the date of the acknowledgment of the sheriff's deed therefore. The law previously applied only to first class cities. The legislation states that all parties wishing to contest the validity of any sale conducted pursuant to this act, and any party claiming to have an interest in the premises which was not discharged by the sale must file a petition seeking to overturn the sale or to establish the interest within three months of the acknowledgment of the deed to the premises by the sheriff.

*Status: Act 83 of 2004*

### **SB 677 (R-Tomlinson)**

This bill establishes a new Chapter addressing "Responsible Utility Customer Protection", which encompasses cash deposits, service termination, surcharges for uncollected expenses, automatic meter reading, reporting of delinquent customers, reporting of recipients of public assistance, and liens, modeled under current law, by natural gas distributors. The bill removes the prohibition for termination in the winter months and the utilities will not be required to request termination from the Public Utility Commission.

There was interest within the General Assembly to require landlords to pay the utility bills for delinquent tenants and that measure was defeated. However, we are hopeful to meet with the Public Utility Commission to discuss mechanisms for landlords to be notified when a tenant is in arrears with their utility bills in the event there will be an increase in utilities being shut off in the winter months. Utilities have programs currently in place to provide notification to landlords and landlords could make this a term of their lease signed by the tenant.

*Status: Act 201 of 2004*

### **SB 1139 (R-Scarnati)**

This bill would amend the Pennsylvania Construction Code Act to provide for a number of additional exclusions. These exclusions would include alterations and repairs to residential buildings which do not make structural changes. Certain recreational cabins which meet the requirements listed in the bill would also be exempt. Among other

modifications, the measure would further clarify that utility and miscellaneous use structures, such as garages and carports, that are less than 1,000 square feet are excluded from the provisions of the construction code. In addition, the bill would exclude existing buildings from having interconnected smoke alarms installed when an alteration, repair, or addition is made to the structure. The bill would also instruct the Department of Labor and Industry to consider past work experience as an inspector when deciding a request for a waiver of the initial training and certification requirements. The Center for Local Government Services in the Department of Community and Economic Development would be the principle agency for providing technical assistance for municipalities in implementing, administering, and enforcing the provisions of the act.

*Status: Act 92 of 2004*

### Dead Bills

The following bills "died" during *sine die* - on the calendar or the committees listed. We would anticipate the bills being reintroduced next session, beginning in January.

#### HB 14 (D-Walko)

This bill would create the Blighted Property Receivership Act by providing for court-appointed receivers who would be empowered to bring buildings into municipal code compliance when an owner fails to comply. The bill would help secure and preserve properties that can be rehabilitated.

*Status: House Urban Affairs Committee*

#### HB 300 (D-Diven)

Creates a free-standing act known as the Blight Remediation Board Act and provides for the remediation of blighted properties in cities of the first and second class. The legislative intent states the purpose of this act is to provide affordable housing, improve the quality of life in urban neighborhoods and increase annual reoccurring revenue for school districts and cities of the first and second class without the commitment of future state tax dollars.

*Status: Senate Urban Affairs and Housing Committee*

#### HB 314 (R-Miller)

Amends the Landlord and Tenant Act further providing for judgment and writ of possession.

*Status: House Appropriations Committee*

#### HB 316 (R-Miller)

Amends the Second Class Township Code to allow municipalities to require property owners whose principal building is within 150 feet of a water system to connect with a municipal water system only if the "principal building" on the property in question is within 150 feet of the water system.

*Status: Senate Local Government Committee*

#### HB 722 (R-Wright)

Amends the Optional County Affordable Housing and Economic Development Funds Act by allowing counties to increase recording fees for economic development initiatives. Fees could be increased by 200% only if counties do not already have an affordable housing program fee. It was amended to include Philadelphia under certain provisions of the bill.

*Status: House Commerce Committee*

#### HB 781 (R-Semmel)

Creates a freestanding act known as the Student Residence Automatic Fire Suppression System Installation Loan Program. HB 781 would create the Sprinkler Loan Fund as a separate fund in the State Treasury. The Department of Community and Economic Development (DCED) would utilize this fund to establish and administer a low-interest loan program for installation of automatic fire suppression systems in student residences. Eligible applicants for the loans would be owners of student residences (a building not owned by a college which is utilized as a residence by five or more students who attend college, which is not required by state law to have an automatic fire suppression system installed." The Sprinkler Loan Fund, created with annual state appropriations and an additional \$.01 tax on the purchase of cigarettes, will provide state loans with 2% interest rates that must be paid back in no more than 15 years.

*Status: Senate Labor & Industry Committee*

#### HB 977 (D-Wheatley)

Amends Title 42 (Judiciary) by establishing a cause of action for building, housing and health code violations. Where a building or structure has serious violations of any property maintenance, building, or fire safety code ordinance enacted pursuant to law by a municipality, any private person may institute an action to abate such violations.

*Status: House Judiciary Committee*

#### HB 1187 (D-Wansacz)

This bill would authorize and direct the Department of Health to establish a task force to study toxic mold in homes, schools and buildings and the potential health hazards it may cause; and providing for exposure limits. The number of members would be determined by the Department of Health and would include health officers, health and medical experts, mold abatement experts, affected consumers and representatives of affected industries, including landlords.

*Status: Senate Appropriations Committee*

#### HB 1407 (R-Petri)

Amends the Fiscal Code providing for escheat of property held by insurers. The legislation would add another instance of property that is presumed to be abandoned or unclaimed in the case of life insurance. This would include property payable or distributable in the course of a demutualization, rehabilitation or related reorganization of a mutual insurance company, five years after the earlier of the date of last contact with the policyholder or the date the property became payable or distributable. The amendment clarifies how it shall be determined that property is abandoned.

*Status: Senate Finance Committee*

#### HB 1528 (D-Curry)

Amends the Landlord and Tenant Act providing for lead poisoning prevention and control in rental housing and for penalties. The bill orders the Department of Health to promulgate regulations to establish a program of interim control measures that are eligible to be used in emergency lead management plans to address urgent lead-based coating hazards. All landlords must carry a minimum of \$100,000 lead liability insurance.

*Status: House Children and Youth Committee*

### **HB 1529 (D-Curry)**

Amends the Unfair Insurance Practices Act further providing for unfair practices. The bill adds refusing to provide insurance for lead or lead hazards in a premise which is subject to and has met interim control requirements pursuant to lead poisoning prevention and control measures of The Landlord and Tenant Act to the list of "unfair methods of competition" and "unfair or deceptive acts or practices" in the business of insurance.

*Status: House Insurance Committee*

### **HB 1850 (R-Cornell)**

Amends the Pennsylvania Human Relations Act by adding definitions for "sexual orientation" and "gender identity or expression," and adding that discrimination because of sexual orientation or gender identity or expression by employers, employment agencies, and labor organizations is prohibited

*Status: House Judiciary Committee*

### **HB 1877 (D-Cruz)**

Amends the Real Estate Tax Sale Law prohibiting the sale of real estate if back taxes are owed on other real estate of the property owner anywhere in the United States.

*Status: House Finance Committee*

### **HB 1902 (D-Bebko-Jones)**

Amends the Third Class City Code to state that building inspectors, housing inspectors, property maintenance inspectors, fire prevention inspectors, electrical inspectors and plumbing inspectors are to be considered law enforcement officers for the purpose of issuing citations for the violation of any statute or ordinance that they are employed to enforce.

*Status: House Urban Affairs Committee*

### **HB 2140 (R-Bard)**

Amends Title 68 (Real and Personal Property) by providing for the disclosure of the existence of carbon monoxide sensor devices in certain residential properties (single family dwelling; single unit located within any multifamily dwelling; condominium or cooperative unit). Exclusions exist for properties that do not rely on the combustion of wood or fossil fuel for heat, cooking, ventilation or hot water; and real property that is heated by steam, hot water or electric

heat and is not conducted by ductwork or ventilation shafts to any room containing a wood or fossil-fuel burning heating unit.

*Status: House Local Government Committee*

### **HB 2157 (D-Curry)**

Amends the Landlord and Tenant Act of 1951, providing for lead poisoning prevention and control in rental housing and for penalties.

*Status: House Health and Human Services Committee*

### **HB 2248 (R-Taylor)**

Amends Title 20 by further providing for the grant of limited letters of administration and for the administration of estates, including claims against limited estates. A nonprofit corporation organized for community development purposes would be entitled to seek limited letters of administration for the purpose of administering a portion of an estate consisting of certain assets.

*Status: House Judiciary Committee*

### **HB 2304 (R-Gingrich)**

Amends the Real Estate Tax Sale Law by adding that all property shall be subject to claims for taxes except Property that has been donated to a city, borough, township, etc., by a debtor and that all claims for taxes returned must list the owner's last known address, including the zip code. The legislation also states that the Tax Claim Bureau must maintain as a public record a list of all properties against which taxes were levied, the whole or any part of which were due and payable in a prior year and which remain unpaid. This list would describe the property, identify its location, provide the name and last known address of the owner of the property, and the amount of unpaid taxes, penalties and interest due, for all years other than the current tax year. If taxes on the list are paid or another settlement had been agreed to or if a tax sale of the property is held, this fact shall be noted on the list. The Bureau can report nonpayment or taxes and liens to one or more consumer reporting agencies.

*Status: Senate Calendar*

### **HB 2358 (D-D. Evans)**

Amends the Municipal Claim and Tax Lien Law by adding a section that states that

property donated to a county, city, borough, incorporated town, township, home rule municipality, optional plan municipality, optional charter municipality, or to a redevelopment thereof, would be exempt from claims for taxes. Additionally, the legislation states that the department or public official responsible for collection of delinquent taxes in Philadelphia must maintain a list of all properties against which taxes were levied, the whole or any part of which were due and payable in a prior year and remain unpaid.

*Status: Senate Calendar*

### **HB 2412 (D-Wheatley)**

Amends Title 42 (Judiciary) by adding that adverse possession claims and related appeals against the housing authority or redevelopment authority must occur within a 10-year period of limitation. The legislation also states that entry upon the property will not toll the limitation period, unless a possessory action is commenced within one year of entry.

*Status: Senate Calendar*

### **HB 2714 (R-Semmel)**

This bill amends an act authorizing and requiring certain entities engaged in supplying of water by removing the restriction that only authorities of second class counties, second class cities, second class A cities, third class cities, and first or second class boroughs or townships may terminate service for non-payment, thereby allowing any authority to terminate service for nonpayment.

Rita Dallago testified in support of HB 2714 and suggested an amendment requiring the municipality to notify the property owner of impending action against the tenant for non-payment. The amendment was adopted; however, the bill died in the House of Representatives. We anticipate the legislation be reintroduced next session, with our proposed language included.

*Status: Tabled Calendar*

### **HB 2765 (R-Kenney)**

The First Class City Responsible Utility Customer Protection Act states that the Pennsylvania Public Utility Commission would not prohibit a public utility, prior to or as a condition of providing utility service, from requiring a cash deposit in an

amount that is the estimated amount of the applicant's bill for two months, paid in full at the time the public utility determines a deposit is required. A public utility may hold a deposit for up to 36 months until a timely payment history is established. A timely payment history is when a customer has paid in full and on time for 12 consecutive months. A public utility would not be required to provide service if the applicant fails to pay the full amount of the cash deposit. The bill provides that a public utility may terminate service provided to a customer. A public utility may require a \$75 reconnection fee prior to reconnection of utility service following lawful termination of the service.

*Status: House Consumer Affairs Committee*

### **SB 257 (R-Waugh)**

Amends the Landlord and Tenant Act further providing for writ of possession.

*Status: Laid on the table*

### **SB 735 (Constable Fees)**

This bill amends the Judicial Code to increase fees for services performed by constables. Mileage for travel would be paid at the highest rate allowed by the IRS, but it would require a minimum charge of 10 miles per round trip. The legislation also provides that fees for constable services in landlord-tenant cases must be paid to the court in advance.

*Status: Laid on the Table*

### **SB 790 (D-Kukovich)**

Provides for a residential neighborhood enhancement program to be administered by the Department of Community and Economic Development. The bill establishes an Elm Street Program to assist municipalities in preparing and implementing a revitalization strategy for established residential neighborhoods either in the vicinity of a Main Street Program project or in close proximity to an existing commercial district. The bill provides for the application process and program requirements

*Status: Senate Community and Economic Development Committee*

### **SB 820 (R-Piccola)**

Amends the Tax Reform Code of 1971 by further providing for various state tax benefits with regard to residential and com-

mercial historic properties. This legislation is meant to stimulate urban economic development and curtail sprawl by giving people more incentive to fix-up older properties in boroughs and cities.

*Status: Senate Appropriations Committee*

### **SB 838 (D-Boscola)**

Amends the PA Human Relations Act further providing for findings and declaration of policy, right to freedom from discrimination, housing and public accommodation; defining "marital status"; and further providing for unlawful practice. The legislation states that discrimination based on marital status is against public policy.

*Status: Senate Labor and Industry Committee*

### **SB 848 (R-Dent)**

Amends Title 42 further providing for the period of limitation in the doctrine of adverse possession and making repeals. The bill adds that an action for the possession of real property must be commenced within ten years. The previous timeframe was 21 years.

*Status: Senate Calendar*

### **SB 874 (R-Rhoades)**

Amends the Public School Code adding definitions for "property tax reduction index," "school tax ratio" and "residential property tax" regarding state reimbursements to school districts and providing for the Department of Education to assign each school district a property tax reduction index and calculate the property tax reduction allocation for each school district.

*Status: Senate Education Committee*

### **SB 954 (R-Erickson)**

Amends Title 51 (Military Affairs) by providing for early termination of rental agreements by military personnel. Under certain conditions, a member of the U.S. armed services or the National Guard serving on full-time duty or as a civil service technician may terminate a rental agreement.

*Status: House Veterans Affairs/Emergency Preparedness Committee*

### **SB 1197 (D-Boscola)**

Although not necessarily active, this bill amends Title 42 (Judiciary) providing for limitation of liability for mold and mold

damage by adding that unless the parties otherwise agree in writing, no contractor who installs an HVAC system in a structure would be liable for any personal injuries, property damage or any other damages, losses or claims related to mold or mold damage. The bill provides for exceptions.

*Status: Senate Judiciary Committee*

## **PROA INTERNET ADVERTISING SYSTEM**

An increasing number of PROA members are now advertising their rental units on the internet using PROA's new advertising system. The cost is free!

Ads can include full descriptions of the rental units, up to five color photos, and two floor layout diagrams, along with a business logo if desired.

To attract prospective tenants, a number of PROA affiliated groups are now advertising the site in their local newspapers. Tenants can search for rentals by location, type of unit, number of bedrooms, number of bathrooms, furnished or unfurnished, and price range.

To advertise in the system, members must obtain a PROA ID from their local PROA affiliated organization. At-Large PROA members should contact the PROA treasurer.

To place an ad, click the "Apartment Advertising" link on the PROA web site ([www.PROAssoc.org](http://www.PROAssoc.org)). An instruction manual and Fair Housing Advertising Guidelines are available on the site.

## **PRO-PAC**

Your continued support of PRO-PAC provides PROA with a most effective tool in reaching out to those who are friends of the industry. It is appreciated.

REMINDER: Only personal, sole proprietorship, or limited partnership checks made payable to PRO-PAC are acceptable. By law, no corporate funds can be accepted. Contributions can be forwarded to your local PROA affiliated group, or directly to the PROA office.



## SPRING INTO \$MONEY\$ MAKING ACTION!

### PROA 2005 REAL ESTATE CONFERENCE & EXPO FOR INVESTORS AND LANDLORDS

MARCH 4-6, 2005  
Radisson Valley Forge, PA

**Pre-Conference Workshop on March 3, 2005**

PENNSYLVANIA RESIDENTIAL OWNERS ASSOCIATION is proud to present PROA's 2005 Real Estate Conference and Expo.

Join investors and landlords from across Pennsylvania to learn how to achieve the highest returns on your real estate investments. We will be joined by some of the best known real estate speakers in the country who will share their expertise. You will also have the opportunity to share ideas with many other investors and landlords during the days at the conference.

In addition to the conference, we will be conducting an optional all-day pre-conference workshop on Thursday, March 3, 2005, and a free half-day post-conference workshop on March 6, 2005.

Other features include a banquet dinner on Saturday, March 5th, and a free ice cream social.

**EARLY BIRD SPECIAL - Register by January 15th 2005, and receive \$150.00 worth of speaker products FREE!**

- > **SHORTEN THE DISTANCE BETWEEN YOU AND FINANCIAL SUCCESS!**
- > **It doesn't matter where you are in your real estate investment career, you can SPRING ahead in your achievements with the Experts by attending PROA's conference!**
- > **Get access to Vendors that will save your money and Experts that make you money!**

### CONFERENCE SPEAKERS



#### **Keynote Speaker - Dr. Albert J. Lowry**

Dr. Lowry is the original real estate guru. Almost everyone who is successful in the real estate seminar business has taken Dr. Lowry's classes. He covers all phases of real estate investing, including buying, selling, renting, lease options, and more. He also covers auctions, government grants and loans. Dr. Lowry has authored many books and tapes over the years which have helped countless real estate investors to succeed.



#### **Reggie Brooks**

Reggie specializes in buying abandoned properties. He went from making \$30,000 a year to making \$40,000 a month. His theory is to buy where there is no competition, and no need to negotiate with emotional sellers. He shows you how to find the owners of abandoned properties. Most of his sellers are more than happy to negotiate soft terms, and sometimes owner financing. He will tell you how to buy properties at prices significantly under market value.



#### **Donna Bauer**

Donna buys and sells notes and mortgages. She has been doing this for almost 20 years. She gets returns of 24% or more on her investments, and will show you how to do this yourself, without using your own money. The returns on investment are as large as you would like them to be. It is typical to make in excess of \$5,000 just finding these notes and mortgages. Donna also covers how to buy foreclosed properties from lenders at huge discounts.



#### **Pat Tarr**

Pat's specialty is asset protection. She has been practicing law for years. As an investor, she found the need to protect her hard won assets. No one mistake is worth losing all that you have acquired. The problems are endless: lead paint, slip and fall, personal injury, and the occasional person just looking for a pay day. So how can you protect yourself? Pat will guide you through the maze.



#### **Walt Taggart**

Walt's specialty is HUD houses. He has been buying and selling them for many years, and is the recognized expert in this area. He will guide you through purchasing and renting these houses which can be bought at great savings. Investing in HUD houses is different from all other real estate investing. With Walt's know-how, it can be made easy and profitable, because he teaches the ins and outs of dealing with the government officials, employees, contractors, and the procedures encountered.



#### **Louis Brown**

Lou has expertise in many areas. His buying techniques have resulted in his extreme success. He also has some unique selling propositions. His forms will net you bigger profits and success than you and imagine. Lou also covers asset protection, corporations, management and buying techniques. He has computerized management procedures so that your bookkeeping and management skills will not impede your progress to own as much as you want.

**Nick Sidoti**

Nick's specialty is landlording. He has some unique and aggressive marketing techniques to achieve the highest return on your rental units. Nick makes the entire thing enjoyable. While you are laughing, you are learning the way to riches in the rental business. Nick has all of the forms needed to make renting a big success for you.

**Robert Shemin**

Robert Shemin is a nationally recognized landlord expert and the bestselling author of "Secrets of a Millionaire Real Estate Investor." He has appeared on The Montel Williams Show, Leeza, and National Public Radio. His topics include "Three court free ways to avoid eviction and still get rid of bad tenants," "Five surefire ways to keep your rentals full," "Practical ways to protect yourself," "Understanding lease options," "How to find great deals," "Avoiding the costly mistakes most investors make," "How to hold title to your properties," and "Making extra money on your next flip."

**Larry Farris**

Larry Farris is a former political person who spent time in the White House learning persuasive negotiating and persuasive language. His object is to help you, the real estate investor get to a "yes" in your negotiations, whether you are dealing with a seller or a tenant.

**Graham Treacle**

Graham Treacle is a former banker who was involved in foreclosures and workouts. He knows first-hand how to deal with lenders that are facing a possible foreclosure. Learn what the hot buttons are in the process. Larry will show you the way to make an offer that will be accepted, even though it is significantly lower than the lender expects. This translates into bigger profits for you.

## PROA 2005 REAL ESTATE CONFERENCE & EXPO - REGISTRATION FORM

NAME(S) ATTENDING CONFERENCE		YOUR PROA or OUT-OF-STATE ORGANIZATION or Check One: <input type="checkbox"/> AT-LARGE MEMBER <input type="checkbox"/> NON-MEMBER	
ADDRESS		CITY / STATE / ZIP	
PHONE NUMBER	FAX NUMBER	E-MAIL ADDRESS	
PRE REGISTERED CONFERENCE COST (All prices at the door are \$20.00 higher) PROA Members / Out-Of-State Association Members: \$69.00 per person or \$89.00 per couple Non-Members: \$89.00 per person or \$99.00 per couple		NUMBER ATTENDING	\$ AMOUNT
ALL DAY PRE-CONFERENCE WORKSHOP on Thursday, March 3, 2005 Price: \$59.00 per person or \$79.00 per couple		NUMBER ATTENDING	\$ AMOUNT
BANQUET DINNER on Saturday Evening, March 5, 2005 Price: \$39.00 per person		NUMBER ATTENDING	\$ AMOUNT
Special Dietary Requirements <input type="checkbox"/> Vegetarian <input type="checkbox"/> Vegan <input type="checkbox"/> Kosher <input type="checkbox"/> Other:			
PAYMENT METHOD: <input type="checkbox"/> CHECK <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMERICAN EXPRESS			\$ TOTAL PAYMENT
CARD NUMBER	EXPIRES (Month/Year)	CARD VERIFICATION NUMBER (last 3 digits printed on back of card)	
NAME ON CARD			
CARD BILLING ADDRESS		CITY / STATE / ZIP	
SIGNATURE			DATE
<b>CHECKS SHOULD BE MADE PAYABLE TO: PROA</b>		<b>For room reservations at the Radisson Valley Forge Hotel, Call: (888) 267-1500</b> <i>A special room rate of \$89.00 has been arranged for the conference.</i>	
<b>MAIL YOUR REGISTRATION TO:</b> PROA CONFERENCE: Jean Yevick, Chairperson 106 Southern Avenue Pittsburgh, PA 15211		<b>FAX YOUR RESERVATION TO: (412) 381-4168</b>  <b>For questions, E-Mail to: <i>WPREIA@aol.com</i> or Telephone: (412) 381-8884</b>	