

PENNSYLVANIA BIPARTISAN HOUSING CAUCUS

- On March 25, Representatives Lindsay Powell and Tim Twardzik joined a bipartisan group of state legislators at the Capitol to officially launch the Pennsylvania Housing Caucus.
- The caucus will focus on three key housing priorities for the Commonwealth:
 - Increasing Housing Supply – By reducing zoning barriers, streamlining permitting processes, investing in affordable housing development, and expanding state support for land banks and land trusts.
 - Preserving Existing Homes – Through increased funding for home repairs for senior homeowners, offering flexible loan options for small landlords, and maintaining current housing subsidies.
 - Protecting Access to Housing – By preventing large institutional investors from buying up available homes and expanding support for eviction prevention and first-time homebuyers.

Executive Order 2024-03

- On September 12, 2024, Governor Shapiro signed an executive order creating Pennsylvania's First Housing Action Plan to address the state's housing shortage, address homelessness, and expand affordable housing options.
- The Executive Order tasks the Department of Community & Economic Development (DCED) with leading the plan's development, working alongside various stakeholders to identify housing needs and devise a strategic response. The Housing Action Plan will guide efforts to expand affordable housing and provide support to the unhoused. It will also ensure a coordinated, multi-agency approach involving state, local, and federal partners, as well as private organizations.
- Under the Governor's Executive Order, the Housing Action Plan will be a data-driven statewide plan with recommendations for increasing housing supply and supporting the preservation of existing housing, including:
 - Assess and determine Commonwealth-wide, and regional, and local housing needs;
 - Identify, review, and assess the effectiveness of housing programs and resources offered by Commonwealth agencies;
 - Provide recommendations for (a) state housing programs, investments, and policymaking initiatives, and (b) leveraging best practices from the public and private sector to improve housing outcomes across the Commonwealth; and
 - Recommend strategic planning initiatives that may be implemented over the next five years.
- Additionally, the Executive Order directs the Department of Human Services (DHS) to develop recommendations on policies and best practices for addressing homelessness and supporting individuals in need by collaborating with stakeholders, including the Governor's Policy and Budget Offices, state agencies, local and federal governments, and community organizations.

PENNSYLVANIA'S PUBLIC UTILITY COMMISSION VOTES (3-2) TO REGULATE LANDLORDS AS GAS PIPELINE OPERATORS

- On January 8, 2025, the Pennsylvania Public Utility Commission ("PA PUC"), led by Chairman Stephen DeFrank, reversed nearly a decade of PA PUC enforcement practice, and asserted jurisdiction over Pennsylvania landlords as gas pipeline operators if they have behind-the-meter gas distribution systems on their properties.
- The PA PUC further claimed jurisdiction over underground and aboveground piping along with internal piping in buildings. The rule will require, with limited exceptions, landlords throughout the commonwealth, regardless of size, to comply with federal gas pipeline safety laws. This includes the regulations of the federal Pipeline Safety and Hazardous Materials Administration (PSHMA), in the same manner as natural gas distribution companies and gas pipeline operators. This will in turn impose onerous registration, operation, maintenance, and reporting requirements upon landlords that will result in higher rent for tenants.
- This decision holds broad reaching implication for educational institutions, health care facilities, shopping centers, and other operators of behind-the-meter gas distribution facilities. They will all, theoretically, be considered gas pipeline operators and subject to regulation, and enforcement action by the PA PUC. The dissenting commissioners expressed concerns that the PA PUC's assertion of expansive jurisdiction fails to consider overlapping jurisdiction of other government entities. They also expressed particular concern about the expansion of PA PUC's jurisdiction over the internal gas distribution system of a single structure.
- Ultimately, the PA PUC's decision may also spark a legislative debate concerning how to ensure that gas pipelines at apartment complexes are safe while, at the same time, not imposing onerous and costly regulatory requirements upon landlords who never had an intent to be gas pipeline operators.

HARRISBURG (CONTINUED...)

- 01** **SB 546 - introduced by Senator Amanda Cappelletti**
- 02** **Status: Introduced and Referred to the Urban Affairs & Housing**
- 03** **Summary:** The bill introduces rent control measures for residential rental properties in Pennsylvania and creates a Rent Control Advisory Board to oversee these policies. The rent control section of the bill will automatically end 15 years after it goes into effect.

HARRISBURG (CONTINUED...)

- **SB 546 (Continued)**

Key Components of the Rent Control Rule as defined by the Legislation:

- **Limits on Rent Increases for Existing Tenants:**

- Landlords can only raise rent once per year, and the increase cannot be:
 - More than 10% over the lowest rent charged in the past 12 months, or
 - More than the percentage increase in the area's median income, whichever is higher.
- Landlords must give 90 days' written notice before the rent increase takes effect.

- **Limits on Rent for New Tenants:**

- When a new tenant moves in, the rent can't be more than 15% higher than what the previous tenant paid. The landlord must tell the new tenant what the previous rent was at the time for the prior tenant.

- **Penalties for Violations:**

- Landlords who break these rules can owe tenants three months' rent plus damages.

HARRISBURG (CONTINUED...)

SB 546 (Continued)

Key Components of the Rent Control Rule as defined by the Legislation:

- **Evictions:**

- Landlords can only evict for “good cause”, including: not paying rent; breaking lease terms; criminal activity; and staying after the lease ends.

- **Rent Control Advisory Board:**

- A new board will be created to:
 - Monitor how rent control affects landlords and tenants;
 - Recommend changes or improvements;
 - Publish annual reports and area median income updates
- The board will include members representing tenants, landlords, housing agencies, veterans, people with disabilities, and others.

HARRISBURG (CONTINUED...)

SB 546 (Continued)

Key Components of the Rent Control Rule as defined by the Legislation:

- **Exceptions – The rent increase limits do not apply in certain situations, such as:**
 - The property is newly built (within the last 10 years);
 - The unit is affordable housing regulated by the government;
 - A new lease is signed with all new tenants;
 - The property is undergoing a countywide reassessment
 - The landlord owns fewer than 15 rental units; and
 - The property is a college dormitory.
- **Hardship Appeals:**
 - Landlords who face serious financial hardship due to the rent limits can appeal to a local judge. If approved: they could be allowed a one-time increase of up to 20% or a rent adjustment of up to 15% for new tenants.

HARRISBURG (CONTINUED...)

01 **HB 1095 - Eviction Record Sealing introduced by Representative Ismail Smith-Wade-El.**

02 **Status: Passed the House. In the Senate.**

03 **Summary:** The original legislation would create an eviction record sealing policy to prevent eviction records from haunting tenants for years and protect them against discrimination and long-term housing insecurity. On Wednesday, September 25th, the House Judiciary Committee amended and voted out HB 1769. The amendment reflects a deal with the Realtors' Association that stipulates the bill would only apply to eviction cases filed 7 or more years ago.

Governor's amendment: A judgment in favor of the defendant by a Magisterial District Judge does not necessarily mean the tenant did not fail to pay rent. This creates a problematic scenario where a resident could be brought to court multiple times for non-payment, only to resolve the balance shortly before or at the hearing. In such cases, a favorable ruling does not reflect that the resident has been a responsible tenant.

PAA respectfully recommended the following alternative language for your consideration:

(c) Limited access eviction file. – Subject to section 4334, eviction case information in all cases shall be placed under limited access after the sooner of:

(1) seven years from the filing date of the eviction case, or

(2) a specific finding by the court that the occupant did not commit the lease default upon which the eviction case was based, or an adjudication on the merits in favor of the occupant of the premises at issue in the eviction case.

HARRISBURG (CONTINUED...)

01

HB 72 introduced by Representative Borowski.

02

Status: Referred to the Judiciary Committee

03

Summary: The bill seeks to update the existing legislation to address the rights and protections of tenants in violent situations.

04

Previous Action RE: HB 1441: Worked on technical amendments with the Pennsylvania Residential Owners Association. PROA and the PA Bar Association are leading the charge on this bill.

Senator Pennycuick expressed interest in developing her own version of this bill.

HARRISBURG (CONTINUED...)

01

HB 343 introduced by Representative Roni Green

02

Status: Introduced and Referred to the Housing & Community Development Committee

03

Summary: Seeks to strengthen existing laws to hold landlords accountable and better protect tenants. The bill would ensure that landlords meet their obligation to maintain a habitable residential rental property when they take out equity. Additionally, the bill would empower municipalities to determine if a landlord abandoned their residential rental property and penalize them accordingly. Finally, the bill would clarify that whenever an apartment goes into receivership, the receiver must ensure that the apartment remains habitable.

04

Action: Overreaching. If there are maintenance/code issues, tenants can go to the municipality. They have no business knowing the owners' lending relationships or deals.

HARRISBURG (CONTINUED...)

01 **HB 344 - introduced by Representative Roni Green**

02 **Status: Introduced and Referred to the Housing & Community Development Committee**

03 **Summary:** A bill that would require landlords to be explicit in the lease agreement about whether parking is provided and, if so, whether the tenant must pay a fee and the amount of said fee. If a landlord fails to do so, they would be required to cover the costs of parking that the tenant may incur.

HARRISBURG (CONTINUED...)

01 **HB 1034 - introduced by Representative Aerion Abney**

02 **Status: Introduced and Referred to the Consumer Protection, Technology, and Utilities Committee**

03 **Summary:** When a landlord requires tenants to pay for water, sewer, gas, or electricity directly to the landlord, the following conditions apply:

- 1.The landlord must use a written lease that clearly informs the tenant of this payment responsibility.
- 2.Upon request, the landlord must provide the tenant with a copy of the relevant utility bill within five (5) days.

HARRISBURG (CONTINUED...)

01

HB 558 introduced by Representative Mary Isaacson.

02

Status: Previously HB 366, reintroduced on 02/12/2025 and Referred to the Housing & Community Development Committee

03

Summary: The legislation would cap rental application fees to \$20 and restrict the rental application fee to use of conducting background checks. Background checks pursuant to the legislation shall include applicant's criminal history and credit score.

HARRISBURG (CONTINUED...)

01 HB 573 introduced by Representative Mary Isaacson.

02 Status: Introduced and Referred to the Housing & Community Development Committee

03 **Summary:** The bill would provide that leases or rental agreements may not include language stating that any portion of a security deposit, including pet-related deposits or fees, is nonrefundable.

HARRISBURG (CONTINUED...)

01

HB 607 introduced by Representative Mary Isaacson.

02

Status: Introduced and Referred to the Housing & Community Development Committee

03

Summary: Under this bill, during a disaster emergency declared by the Governor, landlords would be prohibited from:

- Evicting or attempting to evict tenants who are unemployed, have lost their job, or are unable to find work due to the emergency.
- Entering a tenant's home to show the property to prospective buyers or renters without the tenant's explicit permission.

Violations would carry a minimum fine of \$500 per incident. These protections apply only to residential properties, not commercial leases.

HARRISBURG (CONTINUED...)

01

HB 287 (2023-24) - Eviction Reform
introduced by Representative Krajewski.

02

Status: The bill passed the Pennsylvania House on March 20, 2024, with a vote of 102–99. As of April 5, 2024, it was referred to the Senate Judiciary Committee for further consideration.

03

Summary: The bill was introduced in the 2023–2024 legislative session, seeks to reform eviction procedures in cities of the first class, such as Philadelphia. The bill aims to enhance oversight, safety, and professionalism in the eviction process.

Key Provisions:

- **Eviction Agent Advisory Boards:** Establishes advisory boards to oversee eviction practices, ensuring accountability and transparency.
- **Education and Training Programs:** Mandates certification and training for eviction agents to uphold professional standards.
- **Prohibition of Private Enforcement:** Restricts private entities from serving eviction writs or conducting lockouts, centralizing these responsibilities under public oversight.
- **Behavioral Health Support:** Requires the presence of behavioral health professionals during eviction procedures to address potential conflicts and support tenants.
- **Complaint Mechanism:** Introduces a system for tenants to report misconduct by eviction agents, promoting ethical practices.

HARRISBURG (CONTINUED...)

01

HB 2392 introduced by Representatives Dan Miller and Solomon

02

Status: Introduced.

03

Summary: The legislation would amend the Assistance and Service Animal Integrity Act in several keyways to make sure service animals and those who need them are welcomed, understood, and supported throughout Pennsylvania. Amongst other things, the bill would:

- Creates and administers the distribution of a Trained Service Animal Patch;
- Defines a service animal to better reflect their importance; and
- Codifies state law regarding public accommodation and common carrier access.

04

Action: Working with the Pennsylvania Manufactured Housing Association.

HARRISBURG (CONTINUED...)

01

HB 2443 - Right to Counsel introduced by Representative Krajewski.

02

Status: Filed.

03

Summary: Representative Krajewski is seeking to create a state-wide right to counsel program. The Governor along with members of the House secured \$2.5 million in new funding in the 2024-25 state budget for the creation of a statewide Right to Counsel program, which will fund legal assistance for low-income tenants.

I expressed our extreme reservations about right to counsel. I shared the following comments with his team:

- Services could be too expansive...need to define additional services.
- Some form of assistance should be available for small landlords. In Philadelphia 56% of rental units are held by small landlords. Once litigation begins, things could easily be delayed. Lawyers tend to ask for a continuance once representation is approved. This could potentially delay legal action for 30-45 days. During this time, landlords bear the significant amount of the cost. Small landlords lack the ability and resources to sustain those costs, which in turn creates an undue burden.
- Potentially allowing small landlords to also receive counsel supported by government resources.
- Identifying a permanent funding structure to sustain the right to counsel legislation.
- Potentially include language in the legislation that indicates it will be terminated if no funding is allocated to the program.

HARRISBURG

WHAT'S NEXT?

“Fair Future Housing Act” - HB 1492 **Representative Josh Siegel**

Status: Introduced on May 21, 2025.

Summary: Amends how housing providers may use certain criminal records when evaluating applicants. Key points include:

Limits use of drug trafficking convictions to those resulting in imprisonment within the past 7 years Requires individualized assessment and written denial explanations Ensures applicant rights to appeal and access information used in screening Civil immunity for landlords who choose to rent to qualifying individuals

Rep. Siegel held a statewide webinar on April 24th in partnership with the Community Action Association of Pennsylvania, focusing on the Amendment's impact and legislative efforts to repeal it.
<https://members.thecaap.org/ap/Events/Registrar/ZRF4m26CgCeC2>

Prohibiting Algorithmic Rent-Setting Software - HB 140 **Representative Rick Krajewski**

Status: Introduced on May 22, 2025. PAA opposed in Committee.

This bill updates Pennsylvania's Unfair Trade Practices and Consumer Protection Law to make it illegal to use algorithm-based software to set or adjust rent prices on residential properties.

Key Points:

Landlords would not be allowed to use rent-setting software that relies on algorithms to calculate or recommend rental prices, lease terms, or how full a property should be (occupancy levels).

This includes software that uses rental market data—like rent prices, availability, or lease renewals from multiple landlords—to suggest how much rent to charge.

The rule applies to both new leases and renewals for residential and commercial rental properties.

The bill does not ban:

Monthly rental market reports that show average rents anonymously and do not recommend pricing.
Tools used to calculate rent or income limits for affordable housing programs under federal, state, or local law.

HARRISBURG

WHAT'S NEXT?

“Allowing Philadelphia to Establish a Tax Abatement for Fire Sprinkler Systems” HB 1668

Representative Anthony Bellmon

**Status: Passed the House on
July 08, 2025.**

Summary: The legislation that would authorize a city of the first-class to establish a real property tax abatement program for residential high-rise structures that are retrofitted with a modern fire sprinkler system. This would allow the City to establish the timelines and define what residential high-rise structures within the city are eligible for the abatement.

“Rent Justification”- HB 1250 Introduced by Representative Liz Hanbidgei

Status: Passed the House on June 10, 2025 (144-59); in the Senate.

This bill proposes substantial amendments to the Pennsylvania Manufactured Home Community Rights Act, aiming to address rising lot rents in manufactured home communities, commonly referred to as “rent justification.”

Key Provisions:

Rent Increase Limits: Annual lot rent increases are capped at 2% to 4%, based on the Consumer Price Index for All Urban Consumers (CPI-U) for the Northeast Region. Exceptions are permitted for extraordinary operating expense increases, provided they are justified with detailed financial records.

Extended Notification Period: Community owners must now provide a 90-day written notice for any rent, fee, or service charge increase, up from the previous 30- or 60-day requirement.

Resident Protections: The bill prohibits rent increases during unresolved health or safety violations and safeguards residents' rights to form associations and hold meetings without interference.

Transparency Measures: Undisclosed fees or charges will be considered void and unenforceable in Pennsylvania courts, enhancing financial transparency for residents.

HOUSING OPPORTUNITIES MADE EASY (HOME) INITIATIVE APPROVED



The Philadelphia City Council approved Mayor Cherelle Parker's signature housing initiative, H.O.M.E. (Housing Opportunities Made Easy)—a \$2 billion plan to create and preserve 30,000 housing units during her administration.

Key Highlights:

- Funding: \$800 million bond, \$1 billion in city land/assets, and other public funds
- Unit Goals:
 - 13,500 new units built
 - 16,500 units preserved
 - Majority targeted for households under \$100K; 20,000 units geared toward families earning ~\$50K

Program Components Include:

- Basic Systems Repair Program: Free repairs for income-qualified homeowners
- Turn the Key: Workforce housing on city-owned land
- One Philly Mortgage: Fixed-rate loans for households earning up to 120% AMI
- Philly First Home: Down payment and closing cost assistance
- Landlord repair loans and rental assistance

Concerns & Oversight:

- Taxpayers will repay an estimated \$1.3 billion over 20 years
- Oversight includes quarterly/annual reports and a Project Review Team
- Some Councilmembers raised concerns about the initiative's upfront spending and limited support for the lowest-income residents

[Read the full city press release here](#)

PHILADELPHIA SPRING SESSION

01

Bill 250329 introduced by
Councilmember O'Rourke
(Safe Healthy Homes Act)

Status: Held in Committee

Summary: This ordinance amends the Philadelphia Code to tighten enforcement on rental licensing, expand tenant rights, and improve transparency and oversight of rental housing conditions citywide.

Key Provisions:

- Rental License Requirements:
 - Landlords must maintain an active rental license to legally collect rent or initiate evictions.
 - Licenses may be immediately suspended if a property is found to be unsafe, unfit, or has unresolved violations for more than 30 days.
 - Properties with expired or suspended licenses are ineligible for renewal until all violations are resolved and fines are paid.
- Certificate of Rental Suitability:
 - Landlords must provide tenants with a valid Certificate of Rental Suitability (issued within the last 60 days) at lease start or renewal.
 - They must also provide:
 - A signed statement confirming the unit is safe and habitable.
 - A copy of the City's "Partners for Good Housing" handbook.
 - Recent L&I inspection history.
- Tenant Notifications:
 - Landlords with expired or inactive licenses must:
 - Notify tenants by mail that they may not collect rent or evict tenants.
 - Include the date of noncompliance and related violation notices.
 - The City will publicly post warnings on affected properties until the issues are resolved.

Enforcement and Legal Protections:

- Landlords in violation cannot collect rent or file for eviction during the period of noncompliance.
- In any rent collection or eviction case, landlords must provide:
 - Proof of a valid license,
 - A valid certificate, and
 - Inspection history.
- Tenants may bring private legal action against non compliant landlords and may be entitled to:
 - Up to \$2,000 in damages;
 - Rent refunds for noncompliant periods; and
 - Additional compensation and legal fees.
- Proactive Inspections & Reporting:
 - A new Proactive Inspection Program will phase in routine inspections of all residential rental properties by July 2030.
 - The Department of Licenses & Inspections must provide annual public reports on:
 - Inspection activity by ZIP code;
 - Complaint types and response times;
 - The number of tenants displaced by unsafe living conditions; and
 - Properties with ongoing serious violations.

PHILADELPHIA SPRING SESSION (CONTINUED...)

01

Bill 250330 introduced by
Councilmember O'Rourke
(Safe Healthy Homes Act)

Status: Held in Committee

Summary: This ordinance would expand tenant protections and landlord accountability by:

- Requiring good cause for non-renewal of leases;
- Banning retaliation and harassment;
- Strengthening enforcement of the implied warranty of habitability;
- Guaranteeing the right to organize for tenants; and
- Enhancing remedies and legal recourse for violations.

Key Provisions:

- Good Cause Requirement:
 - Landlords must state a valid reason to terminate or not renew any residential lease.
 - Acceptable causes include: nonpayment, lease violation, planned major renovations (with City approval), or owner move-in.
- Protection from Retaliation & Harassment:
 - Tenants are protected from eviction or lease changes in retaliation for:
 - Reporting code violations
 - Organizing with other tenants
 - Engaging with media or public officials
 - Being a victim of domestic or sexual violence
 - Harassment includes intimidation, illegal entry, service disruptions, or false eviction threats.

- Implied Warranty of Habitability:
 - Tenants are entitled to rent abatement if the unit is not safe, habitable, or properly maintained.
 - A presumption of breach arises when:
 - The City issues a code violation
 - 30+ days pass without repair or appeal
 - Landlords must prove they were prevented from repairing, or that the tenant caused the issue.
- Tenant Right to Organize:
 - Tenants and organizers may:
 - Form associations, hold meetings, and distribute materials.
 - Access common areas and communicate with management.
 - Advocate for changes and bargain collectively
 - Landlords must bargain in good faith and cannot interfere.
- Enforcement & Remedies:
 - Tenants may:
 - File with the Fair Housing Commission (within 1 year), or
 - File in court (within 2 years).
 - Available Remedies:
 - Rent refunds or statutory damages (\$1,000 per violation)
 - Punitive damages (up to 3× actual or statutory)
 - Injunctive relief (court orders to stop illegal behavior)
 - Attorney's fees
 - Rental license suspension (rent collection prohibited during suspension)

PHILADELPHIA SPRING SESSION (CONTINUED...)

01

Bill 250331 introduced by
Councilmember O'Rourke
(Safe Healthy Homes Act)

Summary: The bill aims to protect tenants from involuntary displacement caused by unsafe housing conditions and to provide financial assistance when displacement is necessary. It also strengthens tenant notification and enforcement procedures.

Status: Passed

Key Provisions:

- Creation of an Anti-Displacement Fund:
 - Establishes a dedicated fund to provide one-time relocation assistance to tenants forced to vacate due to hazardous conditions (triggering a "Cease Operations Order").
 - The Department of Planning and Development is authorized to administer the fund.
- Violation of Displacement:
 - Deems it a violation when tenants are displaced due to a Cease Operations Order, often caused by serious property code violations.
 - Enables the Department of Licenses and Inspections (L&I) to penalize landlords whose neglect leads to tenant displacement.
- Notice Requirements:
 - Requires that tenants receive a Notice of Intent to Cease Operations at least 10 days before such an order is issued.
 - The notice must inform tenants:
 - Of their eligibility for relocation assistance from the Anti-Displacement Fund; and
 - Their protection from retaliation and harassment under Section 9-804 of the Code.

PHILADELPHIA SPRING SESSION (CONTINUED...)

01 Bill [250044](#) (Security Deposit) - introduced by Councilmember Landau

02 Status: Passed by the Council.

03 **Summary:** The final version of the bill maintains the exemption from installment payment requirements for security deposits equal to one month's rent. For deposits exceeding one month's rent, a special payment structure has been added. Specifically:

- Landlords must accept one month's rent upfront, and
- The remaining balance must be paid in three equal monthly installments, beginning the month after the lease starts.

Additionally, there is an exemption for two units or less.

PHILADELPHIA SPRING SESSION (CONTINUED...)

01 Bill 250045 (Rental Application Fee Cap) -
introduced by Councilmember Landau

02 Status: Passed by the Council.

03 **Summary:** The amendment raises the maximum allowable fee from \$20 to \$50. Additionally, it removes the provision that would have allowed applicants to submit a background check conducted within the previous 30 days in lieu of paying for a new one.

PHILADELPHIA

(CONTINUED...)

Bill 250524
Introduced by Councilmember Gauthier
for Council President Johnson

Status: Signed by the Mayor
on June 13, 2025

Summary: Eliminates the requirement for on-site parking in CMX-4 and CMX-5 zoning districts. This change is expected to encourage more residential development along commercial corridors.

Prospective Legislation by
Councilmember Lozada
Ban the Box – Fair Standards in Housing
Screening

The proposed legislation aims to establish guidelines for when and how housing providers in Philadelphia may consider an applicant's criminal history during the rental process. Its goal is to improve access to housing for individuals with past convictions and to promote fair chance practices.

Key elements of the proposal include:

- Banning criminal background checks until after a conditional rental offer is extended;
- Limiting the review of criminal records to designated time periods depending on the type of offense;
- Mandating written explanations when a conditional offer is rescinded due to criminal history.

PITTSBURGH

2025 Mayoral Race

Rental Registry Program Halted by Court Order

Status: A court-ordered stay issued April 2, 2025 (and reaffirmed May 27), blocks the City of Pittsburgh from enforcing its Residential Housing Rental Permit Program (RHRPP).

Implication: Registration remains voluntary; no penalties can be issued for non-participation.

Action for members: You are not legally required to register or schedule inspections at this time. Monitor the ongoing court case for updates. Voluntary participation may still be worthwhile to prepare for potential future mandates.

Lot-Size Reduction Ordinance Passed

Date Passed: May 6, 2025

Summary: Eliminates minimum lot sizes in high-density residential zones and reduces required lot size in lower-density areas from 8,000 to 6,000 square feet.

Implication: Facilitates infill development and subdivision of parcels in many neighborhoods.

Action: Review holdings for redevelopment potential under the new density allowances.

Inclusionary Zoning (IZ) Still Under Debate

Current Status: Citywide IZ mandates (requiring 10% affordable units in 20+ unit projects) have not been passed. Council is actively debating zone-specific or opt-in versions.

What to Watch: November’s mayoral election could influence the direction of this policy. Development timelines may be affected in areas like East Liberty, Uptown, and Polish Hill.

Action: Stay informed and review project feasibility in neighborhoods under discussion.

Allegheny County & Regional Updates

County Authority to Clean and Bill for Property Hazards

Date of Advisory Approval: July 8, 2025

Overview: Pending County Council approval, the Allegheny County Health Department will be authorized to clean properties with hazards like hoarding, standing water, or tire piles if owners do not comply—and to bill the cost back to the owner.

Action: Inspect and address exterior conditions on rental properties to avoid county intervention and potential liens.

Eviction Trends Post-Moratorium

Context: Pittsburgh Housing Authority resumed eviction filings in April 2025 after a pandemic-era pause. Since then, 183 filings have occurred.

Mitigation Efforts: ACTION Housing and partners have helped secure \$3 million in rental assistance and 238 repayment plans.

Action: Engage tenants early to avoid filings. Use available support programs (e.g., ACTION Housing, RentHelpPGH) to reduce legal risk and stabilize income.

Affordable Housing and Zoning Reform Momentum

State-Level Developments: The PA Housing Caucus, launched in March 2025, supports zoning modernization for accessory dwelling units (ADUs), co-ops, and up-zoning former industrial land.

County Activity: Allegheny County’s “500 in 500” initiative has produced nearly 300 affordable units and housed over 400 individuals to date.

Action: Coordinate with Allegheny County Economic Development and nonprofit housing partners for redevelopment opportunities or participation in housing initiatives.