



WHAT'S UP IN HARRISBURG?

A LEGISLATIVE UPDATE FROM THE SPRING SESSION

10/1/2025

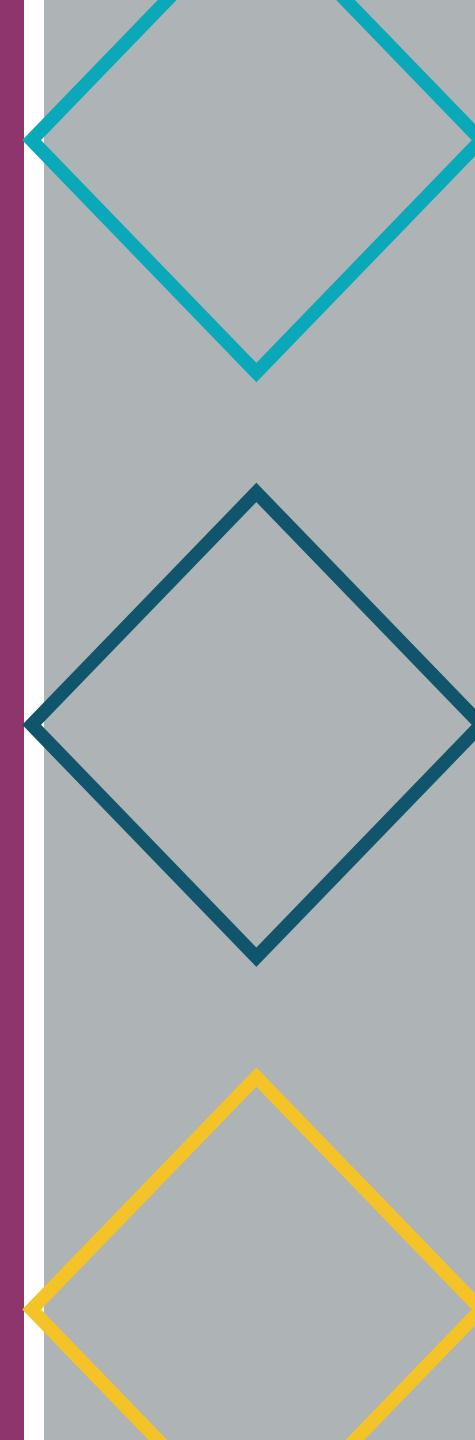


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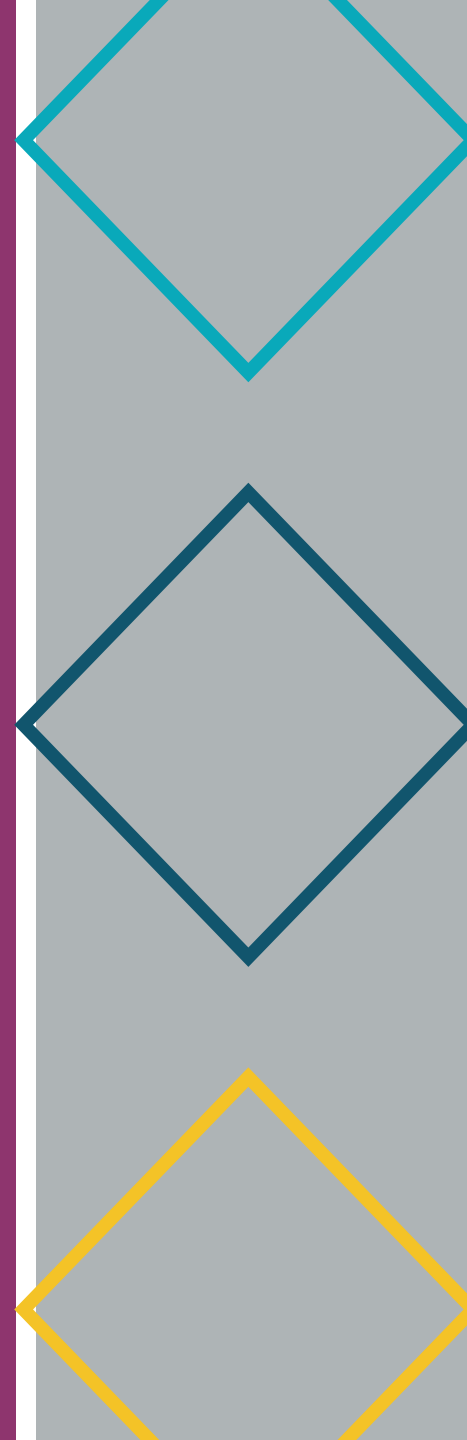
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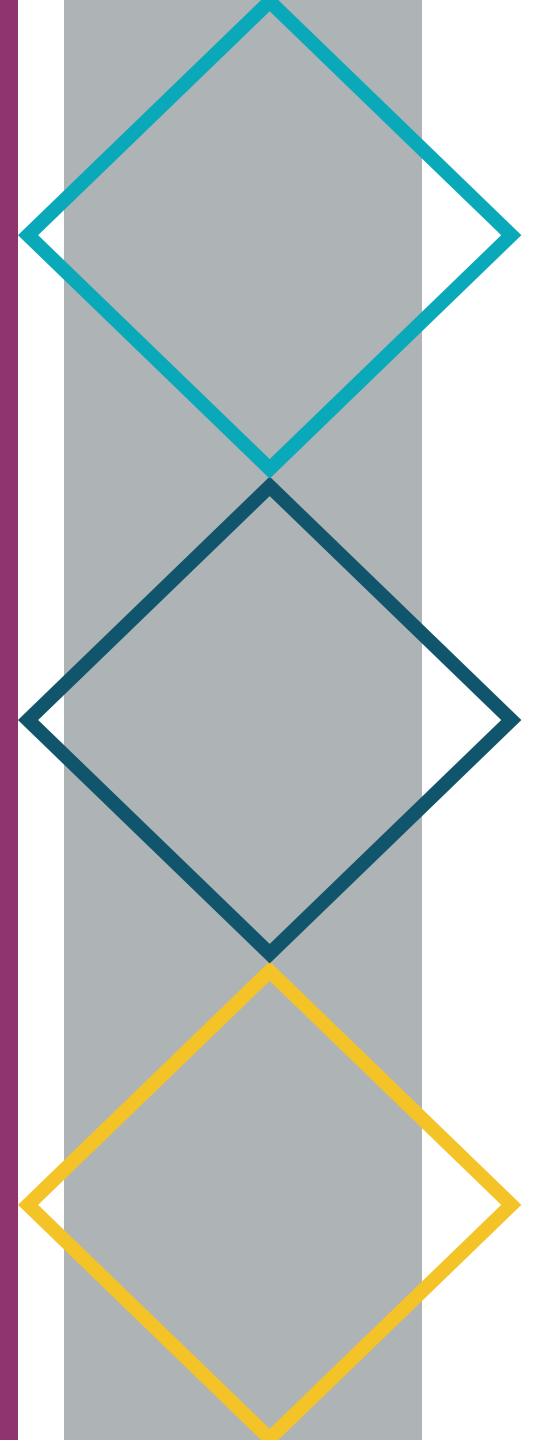
Agenda

- Local Government Commission
- Local Control vs. Preemption
- Municipal purchasing
- Zoning, SALDO, and Land Use
- COG's status in legislation and funding opportunities
- Regionalization and municipal mergers
- Fire, EMS, and Police services.



Local Government Commission

- A bicameral, bipartisan legislative service agency of the Pennsylvania General Assembly, whose ten Members, three from the majority party and two from the minority party in each chamber, collectively work by consensus for more effective and efficient local government .
- Provides research, drafting assistance, and inquiry responses to all members of the General Assembly.

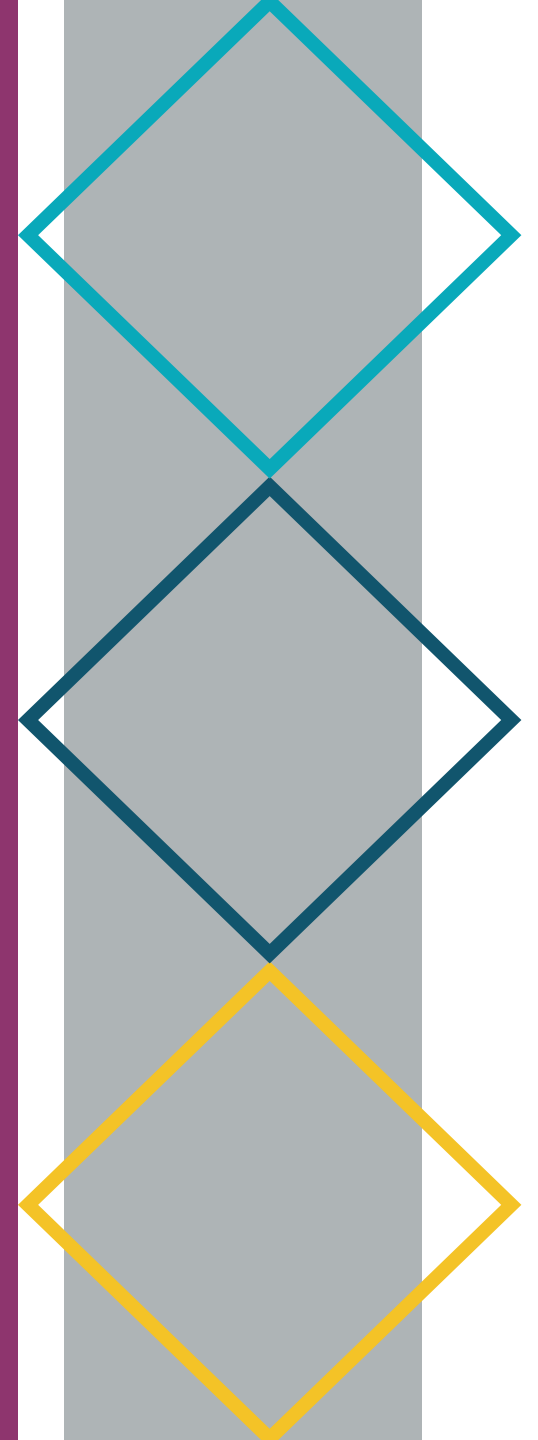


Local Control vs. Preemption

HB 403: the governing body of any municipality or county **may not** adopt a rule, order, ordinance or policy under which it prohibits the enforcement of the laws of the Commonwealth or federal laws pertaining to immigrants or immigrations

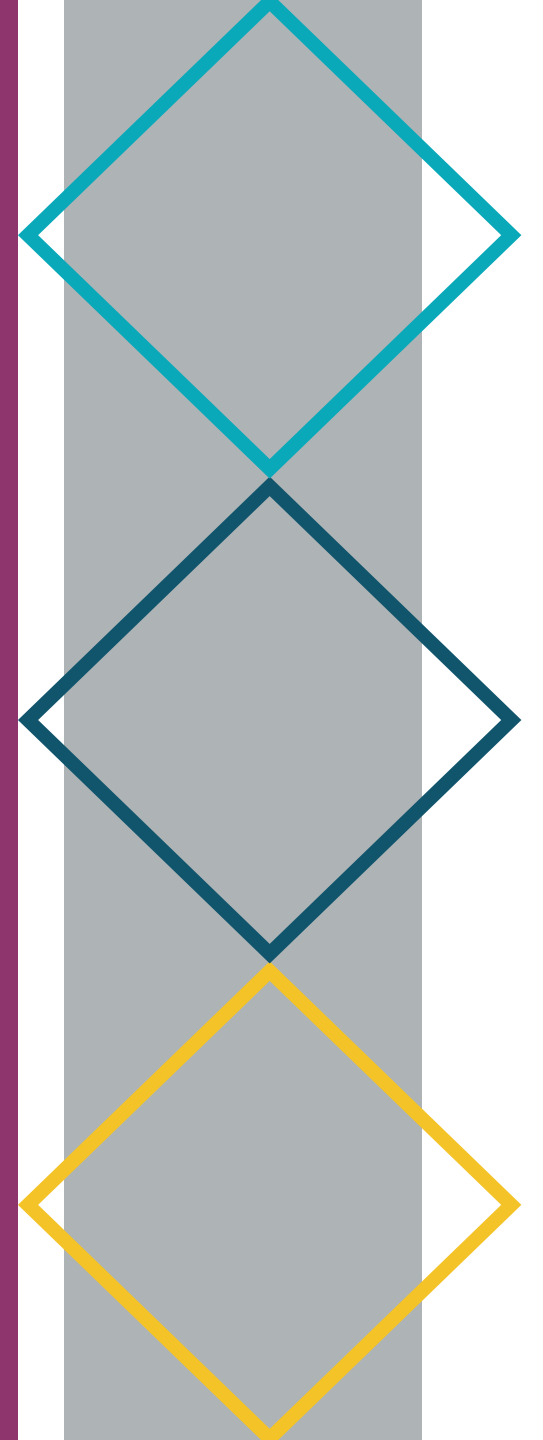
HB 899: establishes paid sick leave in the Commonwealth, with the following exemptions:

- **May not preempt** or otherwise apply to an ordinance or mandate enacted by a municipality affecting vacation, public health emergency leave or other form of leave offered by an employer within the municipality.
- **May not be construed to mandate** a municipality to adopt an ordinance applicable to an employer within the municipality relating to compensation, vacation or other forms of leave from employment.



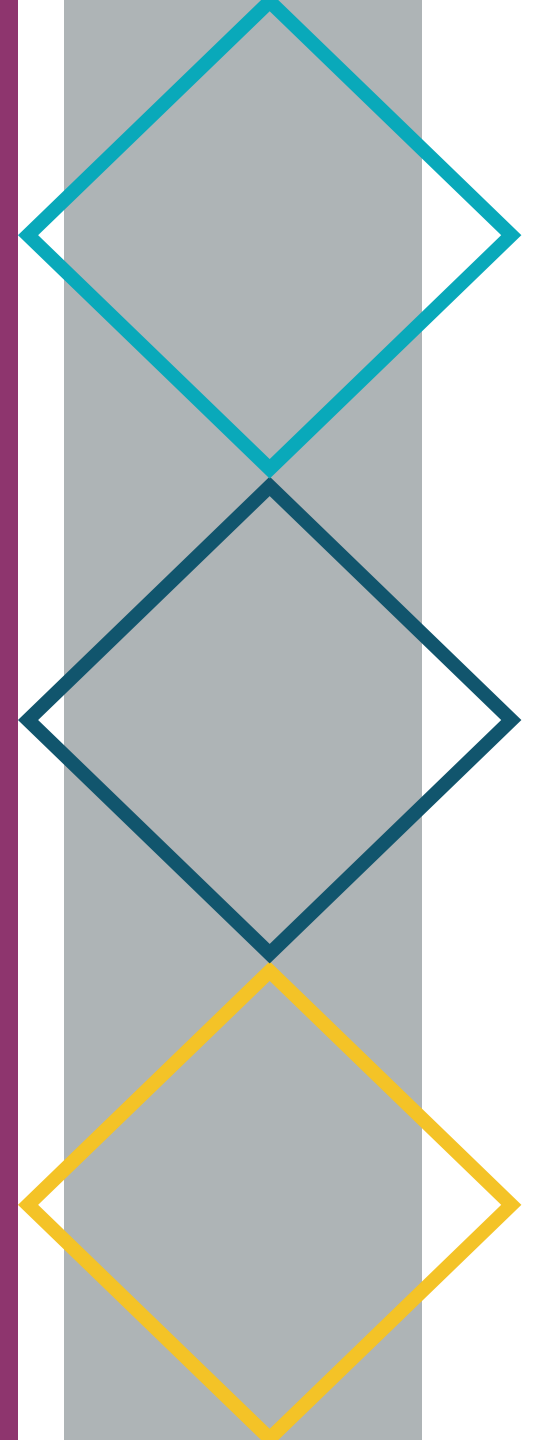
Preemption Continued

- HB 548: Preemption of firearm and ammunition regulations
- SB 349: Expressly preempts local ordinances and regulations related to decommissioning solar energy facilities
- HB 1693: A municipal official may not adopt or enforce a policy that prohibits or materially limits a law enforcement agency, law enforcement officer, corrections officer, parole officer, judicial officer or judicial staff from complying with enforcement



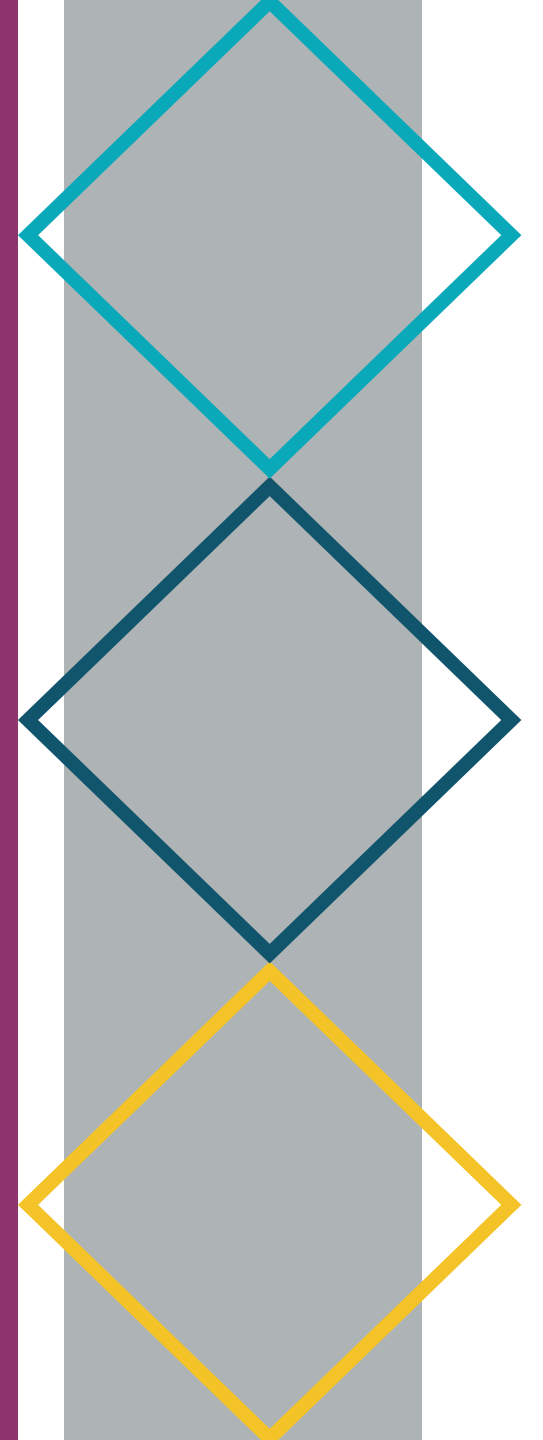
Preemption Continued

- HB 880: introduced 4/1/2025, eliminates loopholes that leave Pennsylvanian workers exposed to toxic smoke, expand the definition of smoking to include e-cigarettes, and give localities the ability to enact smoke-free ordinances that are more protective than state law
 - Removes the express preemption language and replaces it with “This act shall not be construed to restrict the power of a political subdivision to adopt and enforce any rule or ordinance that exceeds the minimum applicable standards under this act”



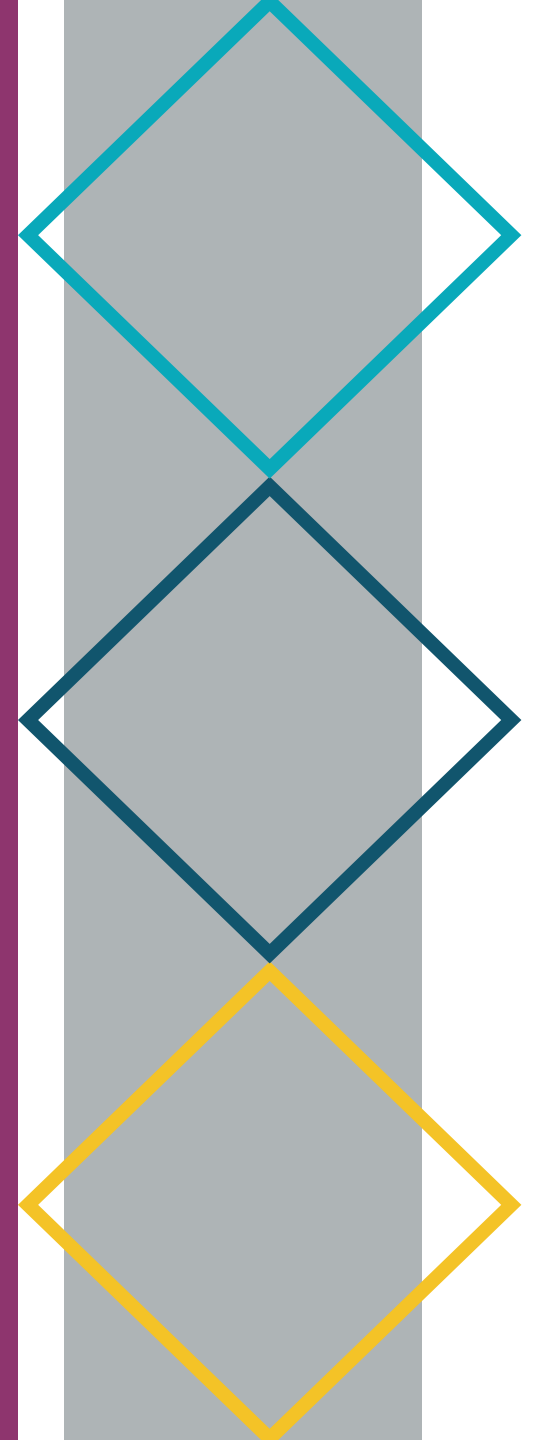
Preemption Continued

- HB 1175: introduced 4/9/2025, would amend the Religious Freedom Protection Act to prohibit municipalities from enacting or enforcing land use ordinances in a manner which "regulates charitable uses" within existing buildings, subject to exceptions.
- HB 1256: would establish a "code of conduct" for STRs and a private cause of action for violators; also would preempt local municipalities from prohibiting or limiting registration of STRs in compliance with the act.



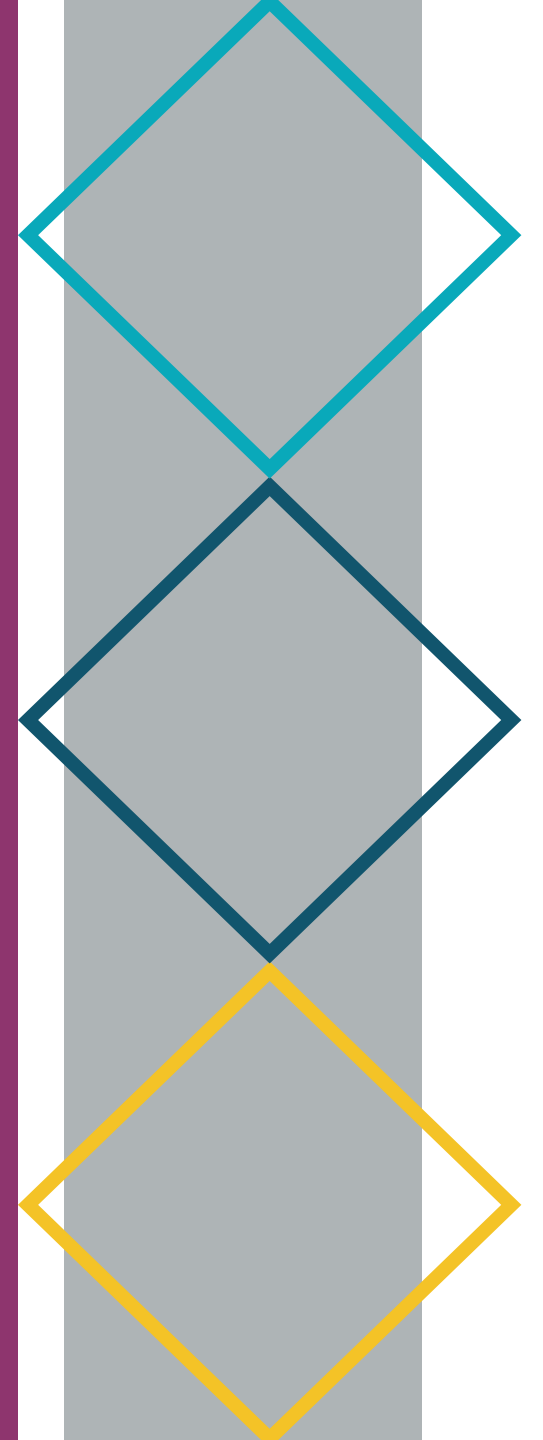
Preemption Continued

- SB 216: would cap stormwater fees on defined "agricultural property" in townships of the second class.



Municipal Purchasing

At this point in the session, there has been very limited language introduced dealing with municipal purchasing, although interest remains. It will be interesting to watch what may develop over the rest of the session.



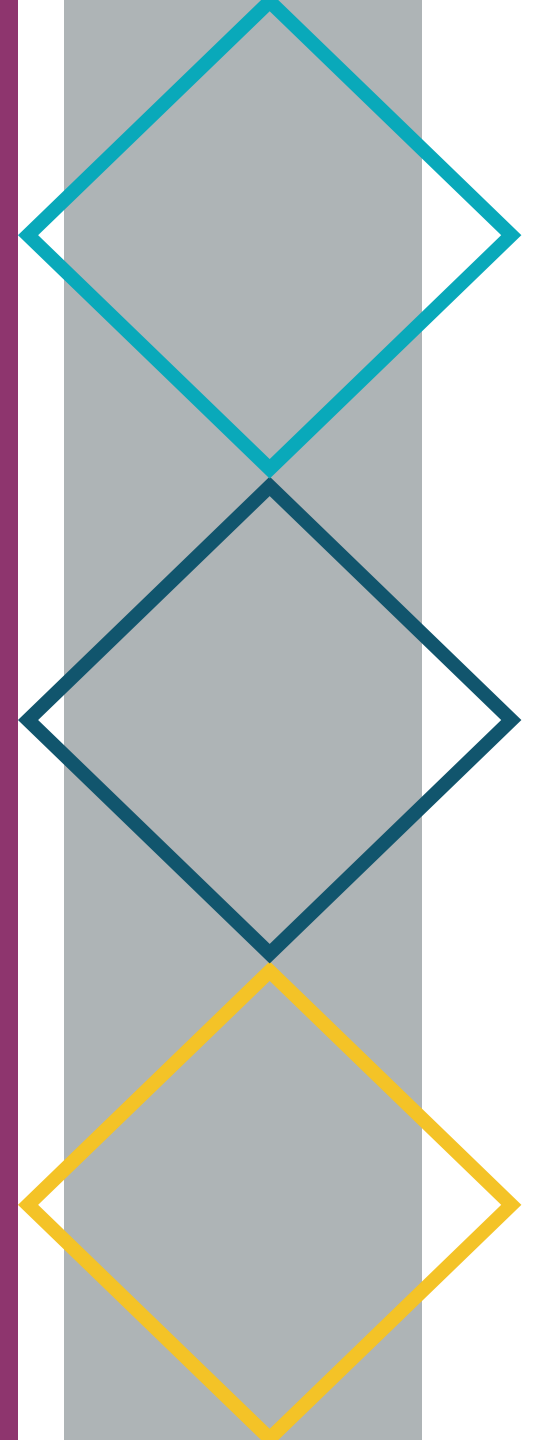
Zoning, SALDO, and Land Use

HB 750: amends the Municipalities Planning Code to require electorate approval after the municipal governing body or planning agency approves an application for a plat containing a high impact warehouse or distribution center.

HB 273: providing grants to municipalities to establish code enforcement programs and to hire code enforcement personnel to help address blighted property conditions.[Passed House-110-93, in Senate UA)

HB 369: allows municipalities of any size to establish a land bank.

HB 1062: Creates a statewide blight data collection system using property code violations. Managed by DCED, the Property Maintenance Code Violations Registry will be populated with property maintenance code violation reports filed by municipalities.[Passed House-125-78, in Senate UA]



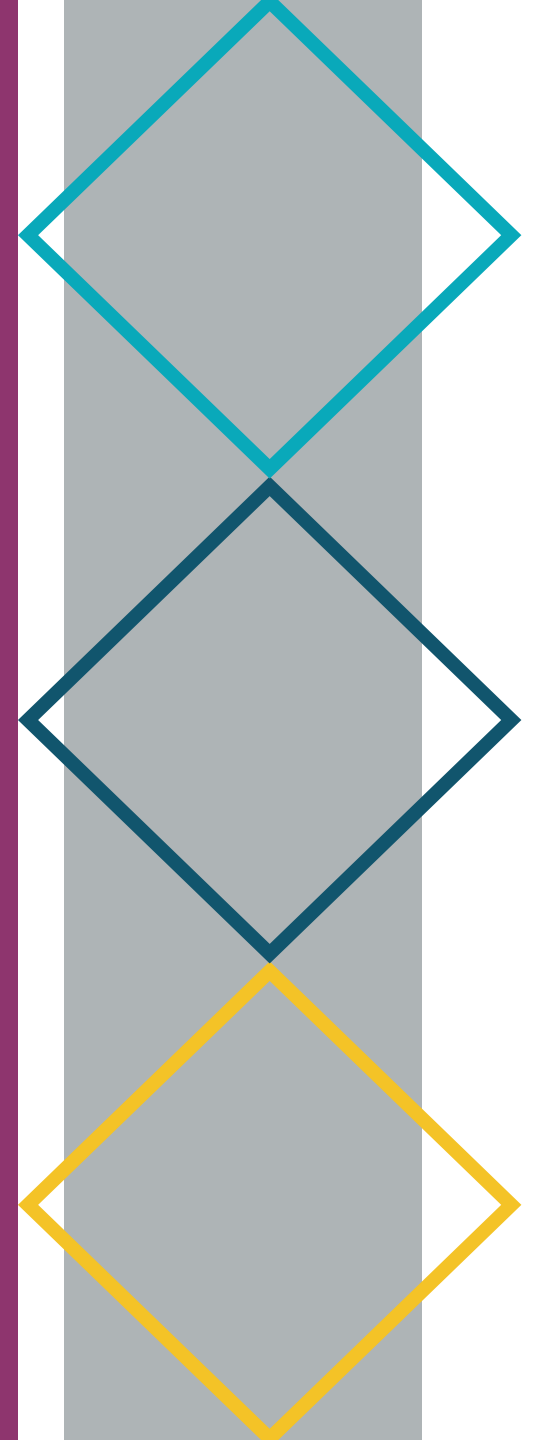
Zoning, SALDO, and Land Use

Continued

HB 1459: introduced 5/13/2025, revises zoning laws to allow multi-family housing and mixed-use development in urban areas zoned for office, retail and parking with existing water and sewer systems

HB 1764: introduced 7/14/2025, reflects recommendations by the JSGC by amending the MPC to allow municipalities:

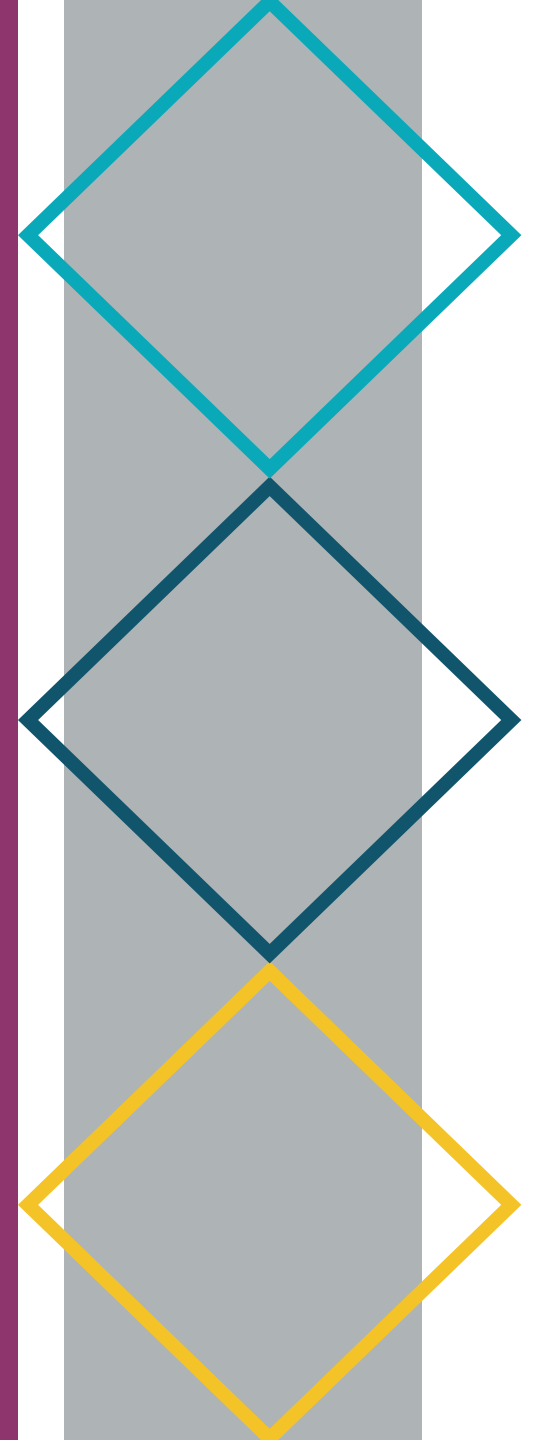
- to require developers of “regional impact” projects to provide a detailed analysis of the impacts of development, (environmental, EMS, infrastructure, etc.)
- to use the analysis to establish permit conditions
- for the county and neighboring municipalities, permit their input.



Zoning, SALDO, and Land Use

Continued

- SB 991: introduced 9/5/2025; accelerated data center permitting
- HB 1377: would require county planning agencies to file an annual report listing all CIOCs within the county; declarants would also be required to file pertinent information about the development with the county.



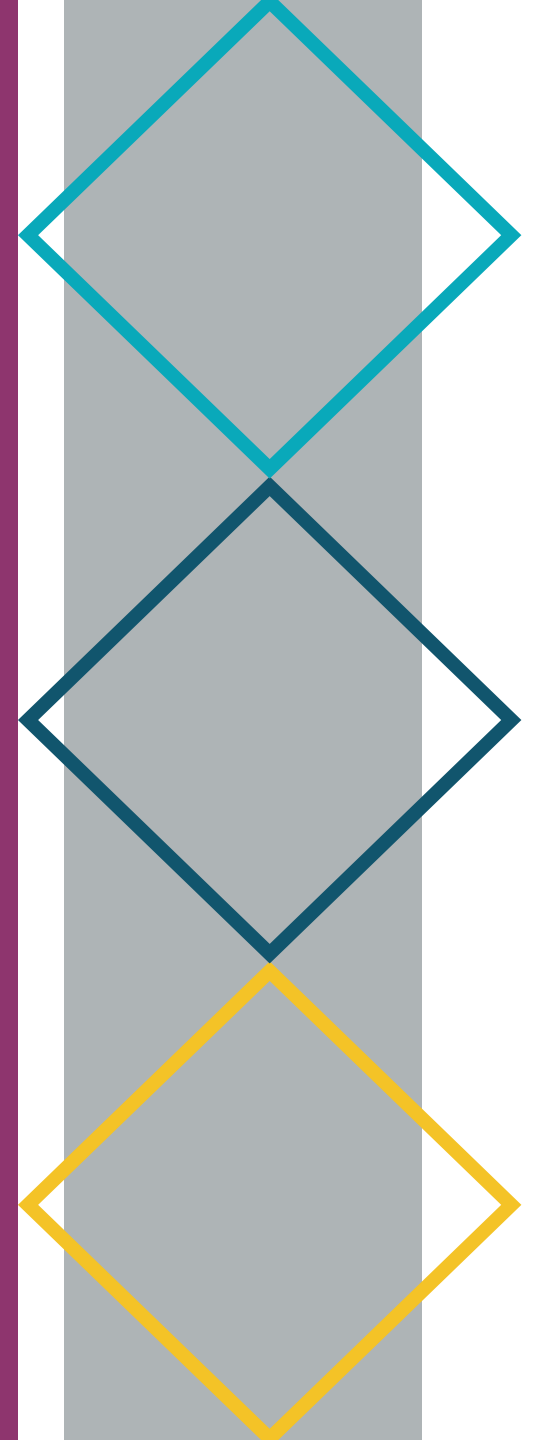
Funding Opportunities

Local Shares Account- lists COGs as an eligible entity

Municipal Assistance Program (MAP)- Notes that COGs may be eligible if they are authorized by participating municipalities

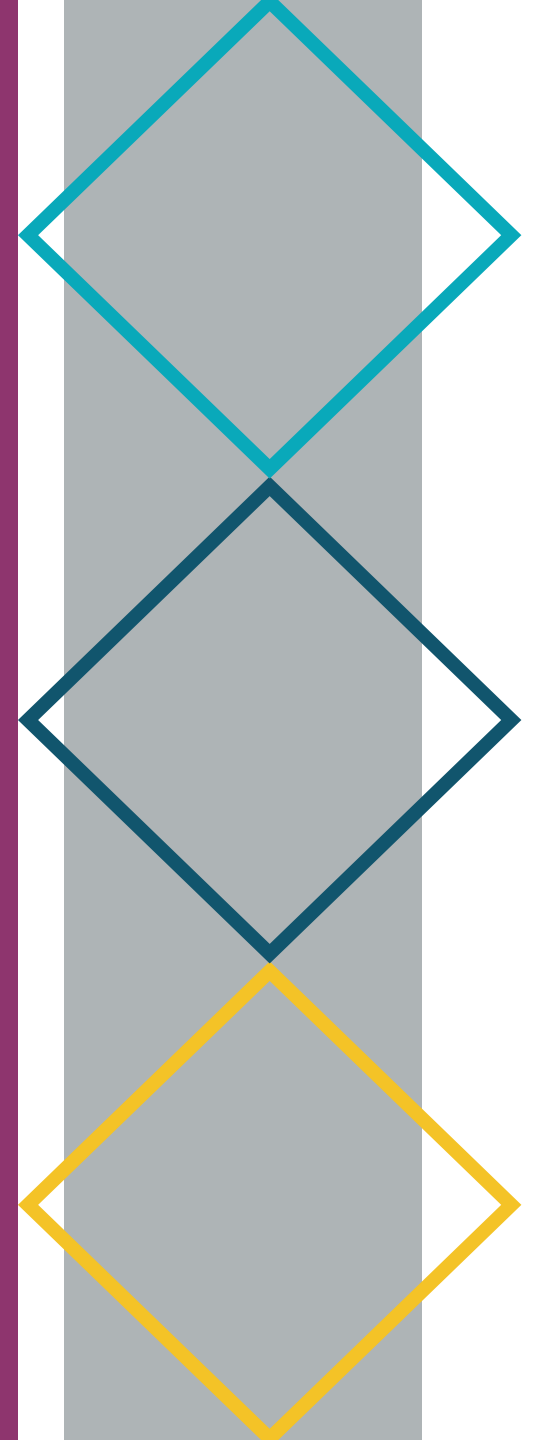
Multi-modal fund DCED- lists COGs as an eligible entity

Community Preservation Partnership Programs (DCNR)- It is recommended that COGs reach out to a regional advisor if interested



COG's Status in legislation and funding opportunities

- [HB 232](#) of 2025: Regarding renewable energy backup systems- Lists COGs as a defined “eligible political subdivision”.
- [HB 597](#) of 2023: Regarding the powers and duties of counties in waste management planning - *Notes COGs as an appropriate agency to provide services.*

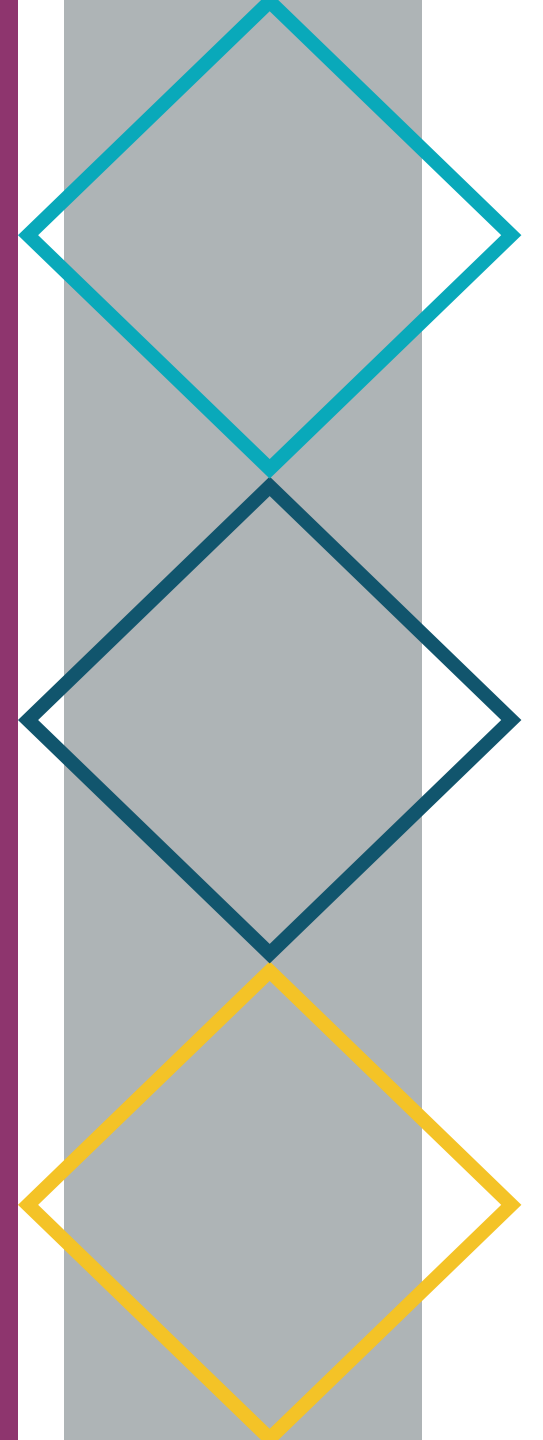


Regionalization and Municipal mergers

SB 764 would allow for a municipality to back out of a merger under certain circumstances

Recent Merger Votes:

- Keating Township with Noyes Township (Clinton County) – Success
- Borough of Callimont with the Township of Larimer (Somerset County) - Success



Department of Community and Economic Development

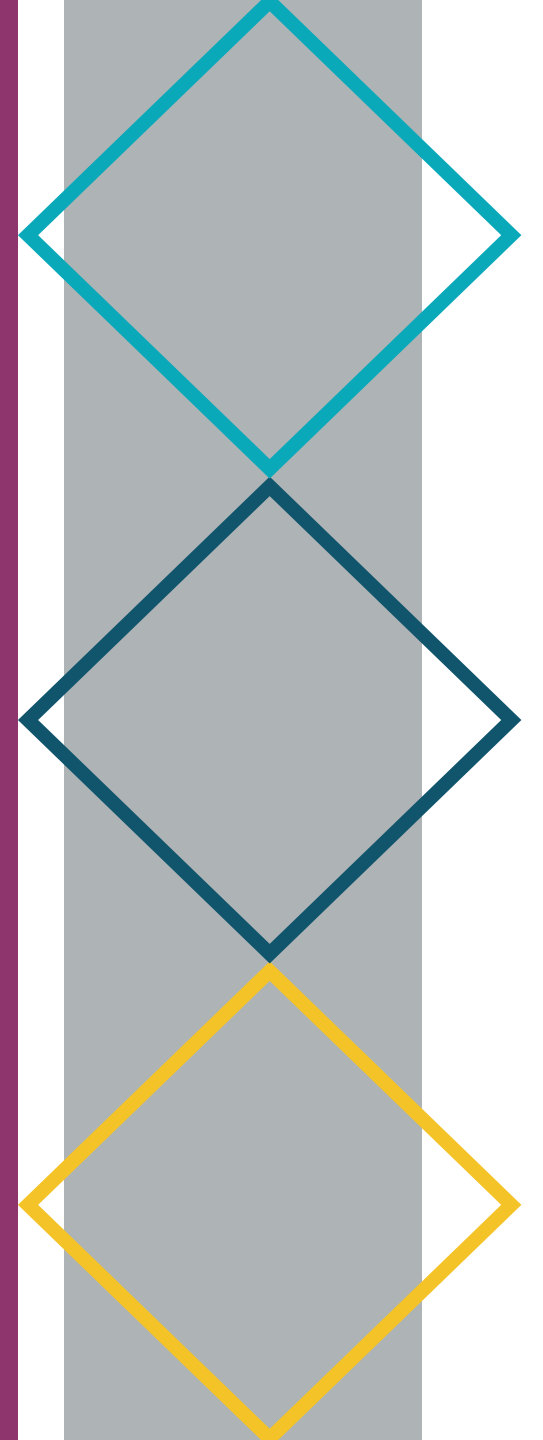
DCED offers ongoing support to municipalities exploring regionalization or merger efforts.

- The [Governor's Center for Local Government Services](#) is happy to provide technical assistance to interested municipalities.
- [The Municipal Assistance Program](#) (MAP) can be used to help plan out these efforts.



Fire, EMS, and Police Services.

- [HB 1087](#) - Active Volunteer First Responder Education Tax Credit
- [SB 138](#) - HazMat responders in their tax exemptions for first responders
- Existing Volunteer Firefighter Tax Credit: [Act 172- 2016](#)
- DCED's [Governor's Center for Local Government Services](#) provides technical assistance for Fire/EMS mergers and consolidations.



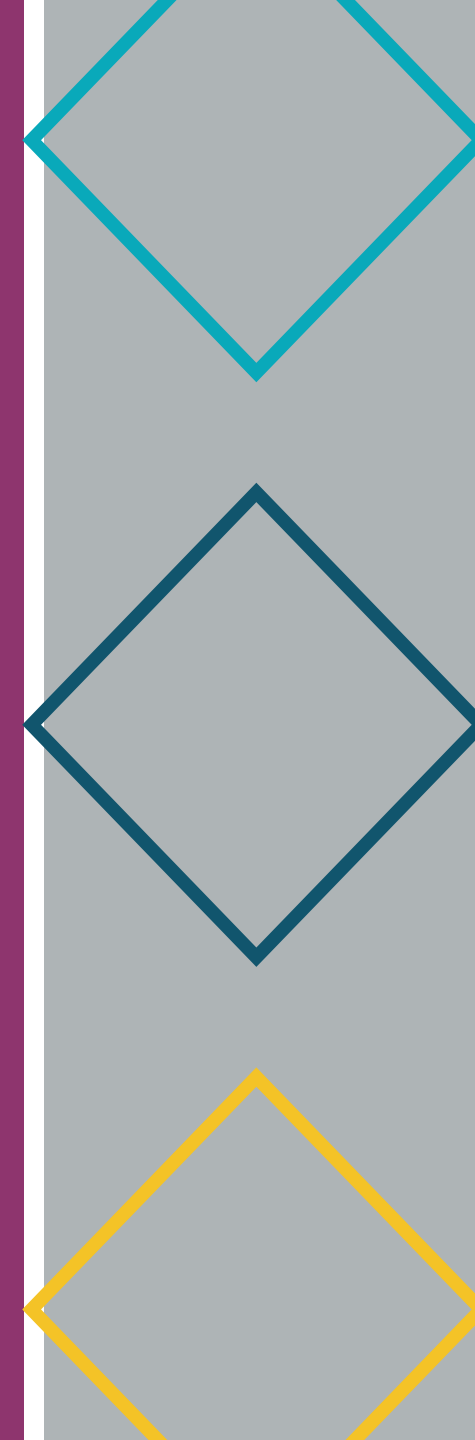
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