

2023 ANNUAL REPORT

SUBURBAN REALTORS ALLIANCE



Cover photo

The Chester Valley Trail bridge is placed over Henderson Road in Upper Merion Township in 2022. The bridge is part of a nearly four mile extension of the trail that opened in 2023, connecting Chester and Montgomery counties and linking the Chester Valley Trail to the Schuylkill River Trail and a broader regional trail network.

Photo credit: [Montgomery County Planning Commission](#) (CC BY-SA 2.0 DEED)

Letter from the President and Board Chairman

Dear Shareholders and Members,

Whether we're attending a PAR business meeting in Harrisburg, or an NAR legislative meeting in Washington, DC, our conversations with colleagues from around the country never fail to remind us of how *different* our region is when it comes to selling real estate.

Nowhere else in the Commonwealth, or across this great land, is there such a concentrated focus by local governments on real estate sales. When we mention municipal 'point-of-sale' inspections to REALTORS® who aren't from the area, it is often met with a blank stare, and an incredulous, 'they require what?' The next question is typically, 'how did this happen?'

The first question usually leads to interesting philosophical discussions about government over-reach, municipal fee grabs, and private property rights. The second is a bit more difficult to answer.

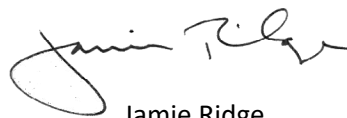
While we have heard some strong and plausible theories, we're not exactly sure how the idea of municipalities conducting real estate point-of-sale inspections was conjured up. Regardless of how these inspection requirements came to be, Realtors have a one-stop shop to find out where they exist, what they look for and how much they cost.

Our Municipal Database is a treasure trove of information that helps our members guide their clients through what can be a very stressful — and oftentimes unexpected — inspection process.

This year, we are taking the information exclusively available to our members to another level with a new website, a more mobile-friendly Municipal Database, and the addition of the SRA Local Tax Calculator. With the new calculator (see p. 11), our members will be able to enter information about a property and potential home buyer, and then receive an easy-to-read report about how much the new home owner will pay in property and other local taxes each year.

This new website is a considerable investment, but it is absolutely in alignment with our goal to consistently deliver the best possible service and value to our shareholder associations and their 13,000+ members.

Sincerely,



Jamie Ridge
President/CEO



Eric Rehling
Chair

2023-2024 Board of Directors



Chris Beadling
Quinn & Wilson, Realtors®



Scott Freeman
Coldwell Banker Hearthside



Anne Costello, Vice Chair
Century 21 Veterans



Maryellen O'Brien,
Immediate Past Chair
Keller Williams Doylestown



Pamela Croke, Esq., RCE
Bucks County Association
of Realtors® CEO



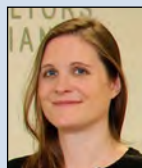
Alex Shnyder, Esq.
Re/Max One

**Our mission is to impact public policy for the benefit of real estate
and the protection of private property rights.**

Staff



Jamie Ridge
President/CEO



Erin Smist
Government Affairs
Manager



Bobbi Wenk
Administrative
Assistant

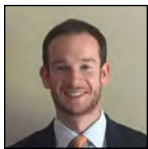


Pete Kennedy
Communications
Manager

2023-2024 Board of Directors



**TRI-COUNTY
SUBURBAN
REALTORS®**



John Lentz
Coldwell Banker Realty Exton



Eric Rehling, Chair
RE/MAX Ready



Anne Marie Matteo
Tri-County Suburban Realtors® CEO



Ellen Renish
Continental Realty



Kathy McQuilkin
RE/MAX Professional Realty



Anne Rubin
Century 21 Advantage Gold



Kay Pugh
Keller Williams Real Estate



Anthony Stipa Jr.
Keller Williams Real Estate



Kathie Ramer, Secretary/Treasurer
Berkshire Hathaway Fox & Roach



Richard Strahm
American Foursquare Realty



Vince Range
Coldwell Banker Hearthside



Formed in 1998, the Suburban Realtors® Alliance serves two shareholder organizations — the Bucks County Association of Realtors® and Tri-County Suburban Realtors®. Together, these associations comprise more than 13,000 members doing business in the Philadelphia suburbs.

2023 Notes

Staff training

Jamie Ridge and Erin Smist attended NAR's 2023 GAD Institute in Detroit in July. Jamie participated in a four-member panel on NAR's community advocacy grants, highlighting SRA's use of a grant to conduct an advocacy campaign in Norristown. Also in July, Pete Kennedy attended NAR's Communication Directors Institute in Denver.

Office visits

Jamie and Erin made office visits to brokerages in all four counties, both in person and virtually. They described SRA services, provided federal, state and local legislative updates, and answered questions about current trends in local ordinances.

Speaking to students

In February, Jamie Ridge spoke to seniors from Archbishop Wood Catholic High School at the Bucks County Association of Realtors office. The students,

who are enrolled in a real estate fundamentals course, heard from various BCAR leaders.

BCAR webinar

In March, SRA joined the Bucks County Association of Realtors to host a webinar covering the basics of use and occupancy inspections and issues specific to Bucks. 2022-2023 board chair Maryellen O'Brien hosted along with Jamie Ridge. The webinar had among the highest registration and attendance rates to date.

Public policy task force

A board task force has continued working to create a policy guide that will enumerate and clarify Realtors' stances on important issues, especially those affecting local government. The board has improved and clarified positions on issues like short-term rentals, accessory dwelling units and growth management.

Keeping municipalities honest

Eddystone Borough in Delaware County passed an ordinance in late 2022 that required fire sprinklers to be retrofitted in residential rental properties upon resale. The borough failed to notify the state Department of Labor & Industry that it would exceed the requirements of the PA Uniform Construction Code. The SRA worked with a property owner to file a complaint with the state — and Eddystone quietly repealed the requirements.

Municipal Database Top 10

The most-visited municipal database entries in 2023 have been:

1. Upper Darby Township, Delaware County
2. Bristol Township, Bucks County
3. Philadelphia
4. Warminster Township, Bucks County
5. Bensalem Township, Bucks County
6. Nether Providence Township, Delaware County
7. Haverford Township, Delaware County
8. Norristown, Montgomery County
9. Middletown Township, Bucks County
10. Phoenixville Borough, Chester County



SRA Board Chairman

Rehling on the rise

In fall 2023, SRA board chair Eric Rehling was elected treasurer of the Pennsylvania Association of Realtors.

As the 2024 treasurer, he'll play a pivotal role in maintaining PAR's financial health and integrity.

In summer 2023, Rehling assumed the chair of the SRA board of directors.

After years as an active member of the board, he succeeded Maryellen O'Brien at the helm.

In 2022, he was named the Pennsylvania Realtor of the Year.

In 2022, he was accepted into NAR's leadership academy — one of only 20 Realtors across the country chosen for the class of 2023.

"We're lucky to have Eric as our board chair. He's smart, good-natured and a consummate professional," said SRA CEO Jamie Ridge. "He's also a farmer, so he understands the value of consistency and patience, knowing that the harvest might be a long way off. That carries over into advocacy and government relations more than you might expect."

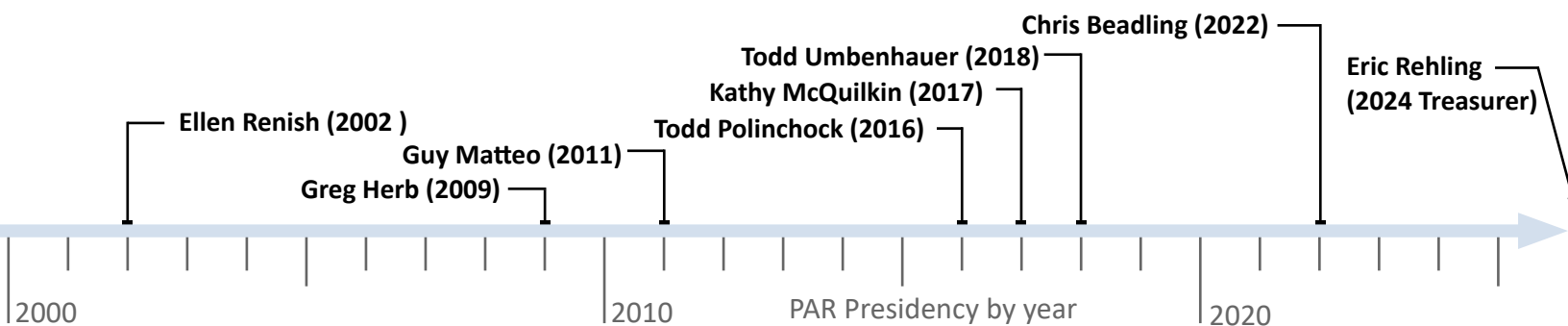


Above, Eric Rehling (center) speaks with other Realtors at a 2019 Legislative Breakfast hosted by the Alliance. Below, he joins SRA CEO Jamie Ridge, Realtor Pat Webster and Trappe Borough officials in 2017 to celebrate a new pergola created with an NAR Placemaking Grant.



The SRA Board → PAR Presidency Pipeline

Seven SRA board members have also served as presidents of the Pennsylvania Association of Realtors, with Eric Rehling on track to make it eight. It's also worth noting that the SRA's first CEO, Mike McGee, has been PAR's CEO since 2017.





Bucks

Realtors placemaking grant bolsters Quakertown trail network

Quakertown Borough got a little cooler in 2023, thanks to Realtors. A new shade canopy was installed over a bike rest area in the borough's Park at Fourth.

The Bucks County Association of Realtors (BCAR) received a \$7,500 placemaking grant from the National Association of Realtors, which was used for the canopy installation.

Incoming BCAR president Stephanie Garomon cut the ceremonial ribbon, flanked by representatives from borough government, Quakertown Alive, BCAR and the SRA, which helped procure the grant.

The grant program is intended to help Realtor associations partner with others to plan, organize, implement and maintain placemaking activities in their communities.

"Quakertown is such a wonderful borough, and its history is built on connections," Garomon said. "Pennsylvania American Railroad connected it to the wider world in 1855 and turned it into a bustling industrial center. Its formidable electric grid made it a hub of the energy market.

"And its ever-improving trail network is connecting people to their neighbors, to nature, and to all the great things this community has to offer."

More upgrades are planned for the park, according to Naomi Naylor, executive director of Quakertown Alive. New benches, planters, a bike rack and other upgrades are in the pipeline.

Chesco

Assessors are browsing MLS photos, looking for improvements

Over the past year, SRA staff and volunteers have met with Chester County officials to discuss a troubling new procedure being employed by the county's Assessment Office. County staff are reviewing Multiple Listing Service (MLS) information during or after real estate transactions, resulting in change assessment notices being sent to new property owners.

Historically, county assessment offices have relied on construction permits transmitted by municipalities to adjust assessments based on significant enhancements made to a residence.

Typically, the assessment changes were prompted by home renovations that added square footage, the installation of new in-ground pools, the construction of new or expanded decks, or other substantial property improvements.

The current practice involves county personnel selectively reviewing MLS information from the web, including property descriptions and photographs, and subsequently modifying assessments based on updates to kitchens, bathrooms, flooring and other existing features within a home that do not require municipal construction permits.

"We believe that this practice — using the timing of a property sale to selectively gain insight into the interior of homes — is imposing an unfair and significant burden on some new homeowners," said SRA board member Kathy McQuilkin. "They are discovering that their property taxes are being raised to a level substantially higher than neighboring properties, who may have done the same level of improvements."

In response to this new method of changing assessment values, the SRA has successfully requested a full legal review through PAR's Legal Action committee.

"This practice raises concerns about fairness, uniformity and legality as the Pennsylvania Constitution mandates the equitable application of taxes to properties of similar types," said SRA CEO Jamie Ridge. "We will continue lobbying against this policy in Chester County as we await the results of PAR's legal review."

Delco

Troublesome borough fines a broker and breaks the law

After learning that a Tri-County Suburban Realtors member brokerage had been cited by a Delaware County municipality for "proceeding to settlement without a use and occupancy permit," the SRA requested — and was granted — a PAR Legal Action grant to defend the member in court.

The citation, issued by Glenolden Borough, a municipality that often skates on the edge of non-compliance with the PA Municipal Code and Ordinance Compliance Act (MCOCA), was flawed in several important ways. Most importantly, the citation was issued even though the seller of the property had requested an initial U&O inspection, and the inspection had occurred prior to settlement.

A PAR grant will let SRA defend the broker in court

By failing to provide the seller with one of the three certificates required by MCOCA after an initial inspection, Glenolden is again in violation of MCOCA, which was amended by Act 133 in 2016 to further protect the rights of sellers and buyers to negotiate which party will make code repairs after resale inspections.

In 2019, Glenolden Borough was forced to amend their use and occupancy ordinance to ensure that it is in compliance with MCOCA. The move came as a direct result of a federal lawsuit brought by the SRA and co-plaintiff Mohammed Rahman over the borough's abusive and illegal point-of-sale property inspection practices.

"We are constantly on the lookout for violations of MCOCA, which can help us strengthen the law through court action," said SRA CEO Jamie Ridge. "Now, Glenolden is even violating their own ordinance. When municipalities get away with violations like this, it encourages others to ignore the law in similar ways."

Montco

Efforts of local Realtor led to positive outcome in Ambler

After months of debate, Ambler Borough Council recently passed a use and occupancy ordinance requiring sewer lateral, sidewalk and backflow preventer inspections. Throughout the process, SRA staff worked closely with Realtor Allison Wolf, an Ambler resident, who shared important information with borough council members about the detrimental aspects of point-of-sale inspections and best practices found in other communities.

While Ambler council members eventually chose to move forward with the law, Wolf's efforts led to significant improvements to the original draft. Those improvements include language ensuring that the borough will comply with Act 133 of 2016 when issuing resale certificates, and a one-year delay in the implementation of the sewer lateral requirement while the borough explores public funding options made possible through a new state law — PA Act 44. The law allows municipalities to utilize public revenue to repair private laterals.



*Credit: Montgomery County Planning Commission (CC BY-SA 2.0)
Distinctive homes in Ambler Borough, where borough council recently passed a resale inspection ordinance.*

The borough is investigating whether Act 44 could help residents pay for sewer repairs

“Without Allison’s knowledge of the local political scene and her willingness to advocate on behalf of our industry, the ordinance passed by the borough could have been much more burdensome,” said SRA CEO Jamie Ridge. “Her efforts may also lead to a new model of funding sewer lateral repairs, which could be very significant in our region.”

Q+A w/ Allison Wolf, Realtor who first flagged Ambler’s proposal

What has driven your passion for the community?

About 15 years ago, I joined Ambler Main Street and quickly became very active, working to create new events and engagement. Witnessing residents’ love of and pride for their hometown was inspiring. Bringing new people to discover our tiny little borough was equally exciting.

What led you to start the Ambler Rambler blog?

I started the Ambler Rambler in March of 2009, with the intention of sharing my love of all things Ambler

and engaging with others who felt similarly. As more people hopped aboard the “Ambler social media train,” I turned the blog more toward real estate and my listings. Once I caught wind of the resale ordinance, I felt it was critical that borough property owners learn about it before it was passed without any fanfare.

What are your thoughts on how the ordinance process played out?

I am not pleased with the passing of the ordinance, but council did make some important changes from



the original draft. Ultimately, I am disappointed, but I will continue to look into the borough’s ability to implement Act 44, hopefully prior to the September 2024 deadline when the sewer lateral scope becomes a requirement of the resale inspection.

Our Weekly News Briefs



Credit: Haasmaster (CC BY-SA 4.0)

A photo of Woodmont Mansion in Gladwyne, Lower Merion Township, was the most-clicked image in the 2023 news briefs.

The SRA's weekly news briefs are sent to about 12,500 subscribers.

With a 2023 open rate average hovering around 58%, the news briefs provide a vital source of information for our shareholder members and the public.

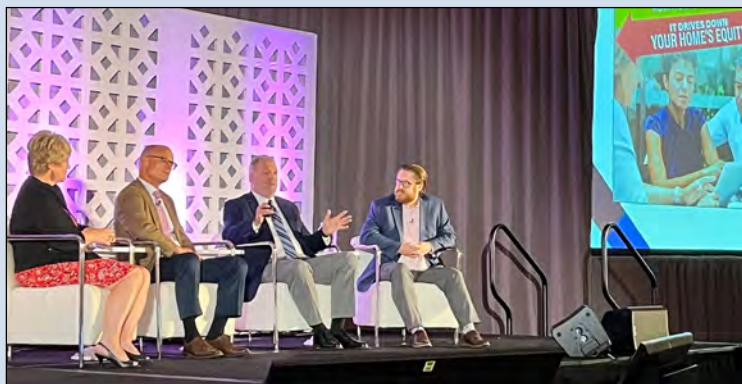
The survey question that drew the most responses:

Is real estate a family business for you?

[11% Yes, I was born into it.]

[22% Yes, but I was the first in my family.]

[67% Nope, I'm the only Realtor at Thanksgiving dinner.]



SRA CEO Jamie Ridge was part of a panel at NAR's 2023 GAD Institute in Detroit, Michigan, in July. The four-member panel discussed NAR's community advocacy grants. Ridge talked about how the SRA used a grant to conduct an advocacy campaign in Norristown in 2022.

RAYAC News Briefs

Suburban Realtors Alliance also monitors news and public notices in York and Adams counties.

In 2015, the Alliance reached an agreement with the Realtors Association of York and Adams Counties (RAYAC) to provide a weekly news roundup for its territory.

"The relationship between RAYAC and SRA has proven to be highly advantageous for RAYAC's members," said Shanna Terroso, RAYAC association executive. "RAYAC's membership enthusiastically embraces the weekly news briefs, appreciating how they keep them well-informed about ongoing matters in our 106 municipalities. These news briefs simplify the process by providing concise information while eliminating the need for multiple subscriptions."



"Furthermore, SRA has ensured that our government affairs team remains up to date, extending their coverage beyond the mere advertising of municipal ordinances," Terroso said.

SRA staff also monitor news and ordinances in York and Adams counties

"The SRA has been able to offer insights into discussions at the municipal committee level before they are formalized into ordinances. This affords us a wonderful opportunity to engage in discussions before they escalate to the next level."

"The expertise and professionalism exhibited by SRA in their support to RAYAC's membership have left us thoroughly pleased."

It's a win-win arrangement, according to SRA CEO Jamie Ridge.

"We are able to bring in non-dues revenue, work closely with our regional Realtor association colleagues, and stay informed about ground-level issues beyond our normal borders," Ridge said.

A refreshed SuburbanRealtorsAlliance.com with new features

The SRA worked with web development firm Accrisoft to update our online presence.
 The new site performs better on mobile devices, is more visually appealing and has new features.

suburbanrealtorsalliance.com/_____

[/database](#)

Improved Municipal Database

**available only to shareholder members.*

The database provides information on local resale inspection requirements, rental regulations, sign ordinances and other important information.

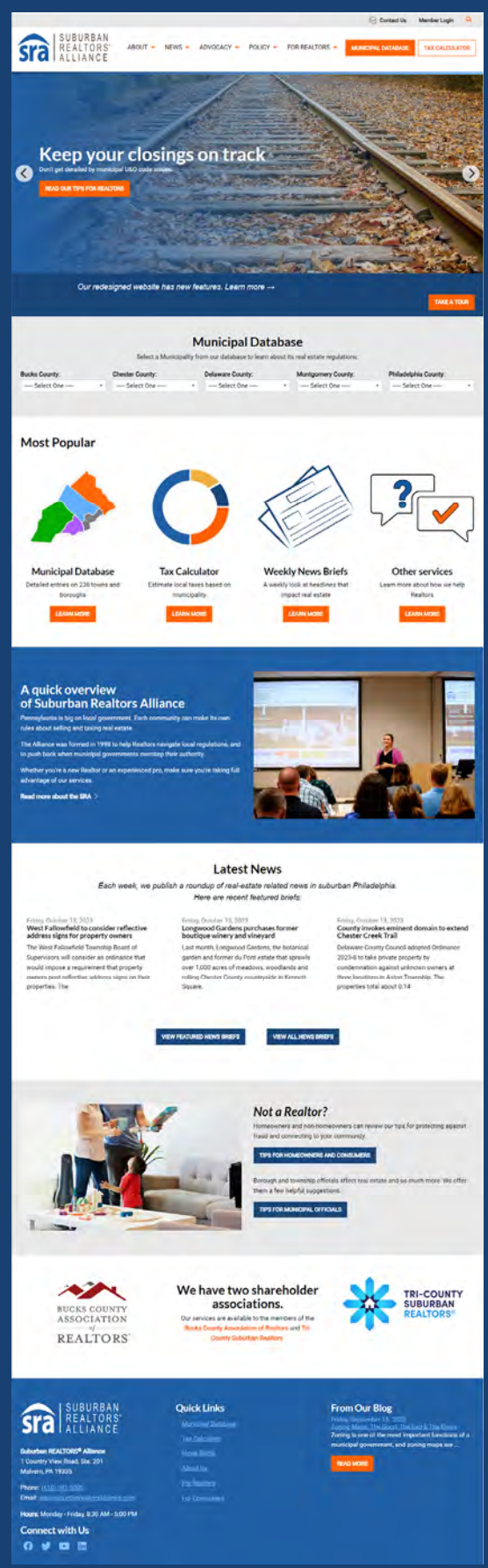
What's new: The database has been redesigned to be easier and quicker to read, with important information placed higher. Also, news briefs relevant to each municipality now show up at the bottom of the entry.

[/news](#)

Featured News Briefs

Each week, the SRA publishes a roundup of news briefs of interest to real estate professionals.

What's new: When a news brief is particularly important, we now include it on our Featured News Briefs page. Featured briefs appear on the homepage and also at the bottom of municipal database listings for their respective municipalities.



Introducing the Local Tax Calculator

**available only to shareholder members.*

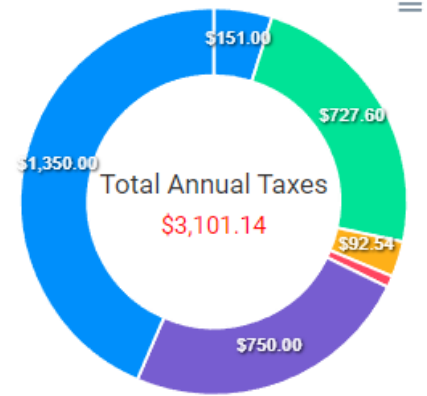
The new Local Tax Calculator can be used to estimate taxes in a given municipality.

What's new: The tax calculator is entirely new to the SRA website.

The calculator utilizes tax rates and other data that are already stored in the municipal database.

Annual Local Taxes

- Municipal Property Tax - \$151.00 (4.9%)
- School Property Tax - \$727.60 (23.5%)
- County Property Tax - \$92.54 (3.0%)
- Per Capita Tax - \$30.00 (1.0%)
- EIT Municipal - \$750.00 (24.2%)
- EIT School - \$1,350.00 (43.5%)



TOTAL ANNUAL TAXES

\$3,101.14

TAXES AS % OF ANNUAL INCOME

2.07%

The user enters

- municipality
- property assessed value
- property sale price
- annual income
- number of adults in household
- whether property is owner-occupied

The calculator returns

- municipal property tax
- school district property tax
- county property tax
- per capita tax
- municipal earned income tax
- school earned income tax
- municipal transfer tax
- school district transfer tax
- state transfer tax
- taxes as a percentage of annual income



Tips for Realtors

The site has general tips for Realtors from a local perspective, such as using the SRA database, understanding the use and occupancy process, and checking on resale requirements from municipal authorities that are sometimes neglected.

Realtor Guide to Elected Officials explains how each elected office impacts real estate. It also has legislative maps and links to sample ballots for each county.

Interactive Maps show municipal boundaries, school districts and legislative districts.

Act 133

An overview of the 2016 amendment to PA's Municipal Code and Ordinance Compliance Act, including key facets of the law and best practices for Realtors.

The site offers tips for municipal officials (like being aware of how Act 133 affects resale inspection ordinances), and consumers (like taking advantage of free fraud-protection programs from the county).



Wednesday, June 7, was a beautiful day on Capitol Hill in Harrisburg.

A high of 77 degrees, a mix of sun and clouds, and hundreds of Realtors from across the Commonwealth showing up to advocate for their industry.



At top of page, Realtors gather at the Capitol for Hill Day 2023. SRA helped to coordinate 12 meetings with House and Senate members from across our four counties, with about 40 Tri-County and BCAR members participating.

Above, BCAR volunteers meet with state Rep. Tina Davis (D-141), Democratic Caucus Secretary.

At right, Tri-County Realtors meet with House Majority Leader Matt Bradford (D-70).



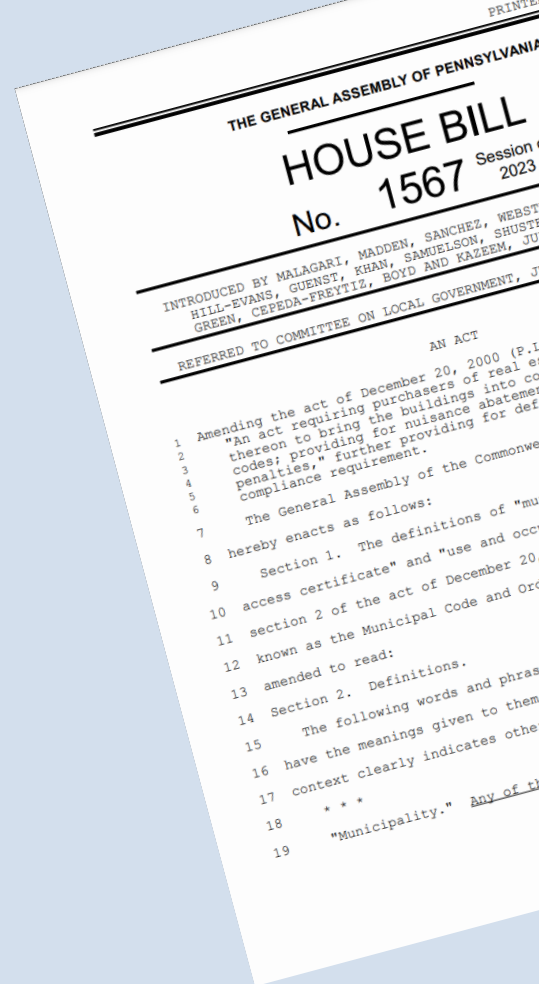
House Bill 1567 would clarify MCOCA

A major legislative focus for Pennsylvania Realtors in 2023 is House Bill 1567, which would amend the Municipal Code and Ordinance Compliance Act (MCOCA) to clarify that the act applies to municipal authorities and to address questions regarding the application of the act to tenant-occupied properties.

The bill, introduced by state Rep. Steven Malagari (D-53), of Montgomery County, would ensure property transfers are not arbitrarily stopped by municipalities or their components or result in the displacement of renters from properties that are changing ownership.

HB 1567 further clarifies that temporary use permits can still be issued for renter-occupied property transfers, ensuring existing renters are not displaced due to minor code violations. HB1567 recently passed unanimously out of the House Local Government Committee.

The Pennsylvania Association of Realtors supports HB1567, and the PAR Legislative Committee has designated it a key priority for this legislative session.



2023 was the first year of 1031 exchange benefits in PA

Pennsylvania Realtors scored a huge advocacy win in 2022 when Gov. Tom Wolf signed into law legislation to recognize 1031 like-kind exchanges in the commonwealth and provide the tax deferral benefit.

House Bill 1342 was a tax code bill that included language codifying the tax deferral benefit of like-kind exchanges beginning in the 2023 tax year.

Pennsylvania was the only state in the nation that did not provide for a state tax benefit to like-kind exchanges, which are an important tool for encouraging investment, building wealth and creating jobs. Internal Revenue Code Section 1031 provides that no gain or loss shall be recognized on the exchange of like-kind property held for productive use in a trade or business or for investment.

The Pennsylvania Association of Realtors strongly supported the recognition of like-kind exchanges in Pennsylvania.

"With less real estate transactions this year, it's hard to measure the impact of Pennsylvania's recognition of 1031 exchanges," said Margo McDonnell, president and CEO of 1031 Corp., who has two decades of experience in the 1031 exchange industry. "We have, however, noticed an increased number of investors are aware that Pennsylvania did not conform and now does."

"With more than half of exchanged properties nationwide selling for under \$575,000, mom-and-pop investors reap significant benefits as they no longer need to reach into their pockets to cover the Pennsylvania income tax," McDonnell said. "Their saved tax dollars can now be used more productively."

The basics of 1031:

When the primary property settles, the exchanger has 45 days to identify potential replacement properties, and 180 days to acquire the replacement property.

"In the years to come, we will monitor if Pennsylvania's recognition of Section 1031 like-kind exchanges contributed to an increase in non-resident investors, small and larger, purchasing in the Commonwealth," McDonnell added.



SERPAC

Southeast REALTORS® Political Action Committee

The Realtors Political Action Committee (RPAC) helps elect officials who support homeownership and the real estate industry. In the Philadelphia region, RPAC activities are coordinated by SERPAC — Southeast Realtors Political Action Committee.

In the 2023 Municipal Election, RPAC volunteers and SRA staff conducted 16 interviews and supported 13 candidates.

	<u>Interviews</u>	<u>Endorsements</u>
*Bucks	1	3
Chester	7	3
*Delaware	1	4
*Montgomery	7	3

** Voting records of incumbent officials reviewed*



The SRA collaborated with the Bucks County Association of Realtors, Tri-County Suburban Realtors and the Greater Philadelphia Association of Realtors for an event supporting Realtor Allan Domb for Mayor of Philadelphia. The event, attended by more than 50 RPAC major investors from each association, was held at GPAR’s headquarters in Center City Philadelphia.

SRA’s two shareholder associations were recognized for their RPAC investment at PAR’s 2022 Winter Business Meetings.

For the per capita awards, Tri-County and BCAR finished first and second in the extra-large board category.

In percentage awards, BCAR and TCSR reversed the order, again taking home first and second place in the extra-large board category.

BCAR was also honored as “most improved” in the extra-large category.



2023 RPAC Investment by the Numbers

\$298K

RPAC funds raised by BCAR and Tri-County

33%

Statewide RPAC funds raised by SRA shareholders

\$147K

RPAC hard dollars contributed to candidates

36.5%

of SRA members invested in RPAC

**as of 9/30/2023*

NAR Hall of Fame (\$25,000+)

Kit Anstey
Dominic Cardone
Kenneth Enochs
Gregory Herb
Henry Jacquelin
Stanley Lesniak

Bill Lublin
Jane Maslowski
Guy Matteo
Kathleen McQuilkin
Betty McTamney
Al Perry

Bob Ramagli
Ellen Renish
Anne Rubin
Thomas Skiffington
Brian Slater
Debora Weidman-Phillips

PAR Hall of Fame (\$10,000 - \$25,000)

Gina Barbine
Christopher Beadling
Eileen Campbell
Christina Cardone
Anne Costello
Lawrence Flick
Robin Gordon
Timothy Graham
Stefanie Hahn
Amanda Helwig
Brian Kane
Dennis Manley

Anne Marie Matteo
Paul Mazzochetti
Mary Beth McDermott
William McFalls,
Joseph McGettigan
Randy Myer
Rick Opperman
Jonathan Orens
F. Todd Polinchock
Vince Range
Mark Reale
Jamie Ridge

Lewis Rodin
Anne Rubin
Alex Shnyder
Anthony Stipa Jr.
Richard Strahm
Joseph Tarantino
Theresa Tarquino
Joseph Tornetta
Harrison Tyson
Todd Umbenhauer

President's Circle

Mark Barone
Christopher Beadling
Terese Brittingham
Christina Cardone
Dominic Cardone
Kenneth Enochs
Craig Fernsler
Gregory Herb
Michael Howell
Bill Lublin
Jane Maslowski
Kathleen McQuilkin
Bette McTamney
Al Perry
Vincent Range
Mark Reale
Ellen Renish
Anne Rubin
Thomas Skiffington
Brian Slater
Debora Weidman-Phillips

Platinum 'R'

Kenneth Enochs
Bill Lublin
Jane Maslowski
Tri-County Association of Realtors®

Golden 'R'

Kit Anstey
Terese Brittingham
Dominic Cardone
Christina Cardone
Gregory Herb
Bette McTamney
Vincent Range
Mark Reale
Ellen Renish
Anne Rubin
Thomas Skiffington
Brian Slater
Anthony Stipa Jr.
Richard Strahm

Crystal 'R'

Anna Abbateamarco
Bucks County Association of Realtors®
Deborah McCabe

Sterling 'R'

Ilysa Abrams
Carl Adams
Mark Barone
Christopher Beadling
Eileen Campbell
Pam Croke
Stephen D'Antonio
Joan Docktor
Elisabeth Endrizzi

Sterling 'R' (cont'd)

Craig Fernsler
Timothy Graham
Amanda Helwig
Lori Howell
Michael Howell
Brian Kane
Suzanne Kunda
Dennis Manley
Barbara Margolis
Anne Marie Matteo
Guy Matteo
Paul Mazzochetti
Thomas McCouch
Margo McDonnell
Joshua McKnight
Kathleen McQuilkin
Thomas McQuilkin
Judith Moriarty
Louis Muscella
Randy Myer
Suzanne Norris
Maryellen O'Brien
Kathie Ramer
Eric Rehling
Jamie Ridge
Robert Shaffer
Lynn Sharer
Gerladine Sobities
Theresa Tarquino
Todd Umbenhauer
Debbie West

**as of 10/20/2023*

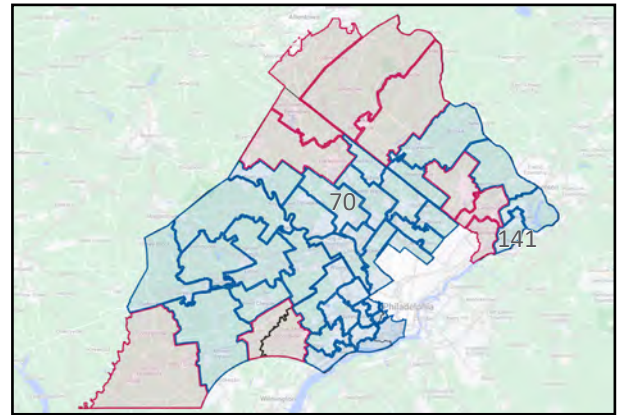
First class of SPCs introduced

New state-level political coordinators will serve as Realtor liaisons to Pennsylvania legislators.

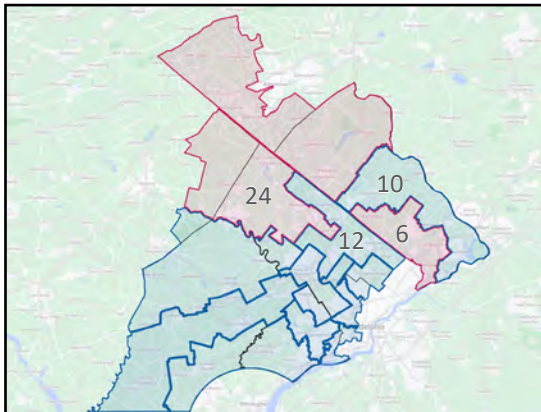
SRA has worked with the Pennsylvania Association of Realtors to recommend the first participants for the State Political Coordinator (SPC) program.

The SPCs — like their federal counterparts, FPCs — will be responsible for acting as liaisons for PAR’s highest priority members of the PA House and Senate.

During the pilot phase of the program, six SRA-area Realtors have been assigned as SPCs.



Pennsylvania State House districts



Pennsylvania State Senate districts

2023 Southeastern PA SPCs:

Chris Beadling — Sen. Frank Farry (R-6)

Maryellen O’Brien — Sen. Steve Santarsiero (D-10)

Richard Strahm — Sen. Maria Collett (D-12)

Greg Herb — Sen. Tracy Pennycuik (R-24)

Ellen Renish — Majority Leader Rep. Matt Bradford (D-70)

Alex Shnyder — Rep. Tina Davis (D-141)

FPCs still going strong

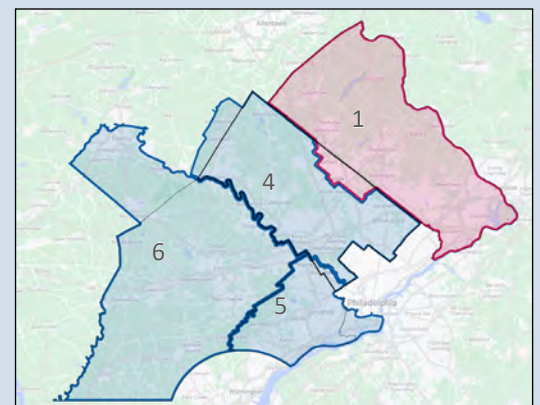
The National Association of Realtors assigns a member to serve as a Federal Political Coordinator (FPC) to each member of Congress. There are four FPCs in the SRA’s four-county area:

Chris Beadling — Rep. Brian Fitzpatrick (R, PA-1) in Bucks County

Mary Beth McDermott — Rep. Madeleine Dean (D, PA-4) in Montgomery County

Stefanie Hahn — Rep. Mary Gay Scanlon (D, PA-5) in Delaware County

Kathy McQuilkin — Rep. Chrissy Houlahan (D, PA-6) in Chester County



U.S. House districts

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