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Legislative Bulletin

COUNTY COMMISSIONERS ASSOCIATION OF PENNSYLVANIA
THE VOICE OF PENNSYLVANIA COUNTIES

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ALLEGHENY COURT RULING UNDERSCORES STATEWIDE REASSESSMENT PRIORITY

On Monday, August 17, the Allegheny County Court of Common Pleas [ordered](#) Allegheny County to begin the property reassessment process by 2027, marking a significant development in the ongoing discussion over Pennsylvania's property assessment system. The ruling comes just days after the County [Government Review Commission](#) released recommendations calling for the establishment of routine property reassessments statewide. Together, these developments have brought renewed attention to Pennsylvania's lack of a required reassessment cycle and the challenges counties face in maintaining accurate and equitable property assessments when property values change over time.

As an association-wide priority, CCAP supports a predictable reassessment schedule, dedicated funding to help counties manage implementation costs, and

stronger statewide coordination and technical assistance. Counties support a phased implementation approach beginning in 2032, gradually transitioning to recurring reassessments on a staggered, regional basis.

Pennsylvania is the only state in the nation that does not have a required reassessment cycle or a statistical trigger to prompt reassessments when property values diverge from market conditions or accepted industry standards. County leaders have emphasized that they are not seeking a state takeover of the reassessment process. Rather, counties are seeking a stronger state-county partnership that provides the tools, resources, and technical assistance necessary to maintain fair and equitable property assessments.

As the 2025-2026 legislative session approaches its conclusion at the end of the year, counties continue to advocate for legislation establishing regular property reassessments and providing the resources necessary to support implementation.

For more information on CCAP's property reassessment priority, please refer to the [CCAP priorities webpage](#).

GOVERNOR SHAPIRO ISSUES EXECUTIVE ORDER ON DATA CENTERS

On August 18, Governor Shapiro signed an [executive order](#) establishing additional requirements for proposed data center developments in Pennsylvania. The order directs Commonwealth agencies to require data center projects seeking state permits to comply with the [Governor's Responsible Infrastructure Development \(GRID\) Requirements](#).

Under the executive order, the Department of Environmental Protection (DEP) will only evaluate permit applications for proposed data centers if the developer has made a legally binding commitment to meet the GRID Requirements and has received the necessary local approval for the project. The order also directs the Department of Revenue to update the guidelines for the [computer data center equipment sales and use tax exemption program](#) to ensure that applications for the exemption comply with the GRID Requirements.

Additional information and the Governor's full executive order is available [here](#).

HOUSE SPECIAL ELECTION AND FALL SESSION OUTLOOK

On Tuesday, August 18, a special election was held in Pennsylvania's 12th Legislative District to fill the vacancy for former Rep. Stephenie Scialabba's. Democrat Brandon Dukes was elected to fill the remainder of the term, resulting in a change in party representation for the district.

Looking ahead, Pennsylvania's general election will be held on Tuesday, November 3. Voters will elect candidates for a number of statewide, congressional, and state legislative offices, including all seats in the Pennsylvania House of Representatives and half of the Senate.

The General Assembly is currently scheduled to return to Harrisburg in September to resume legislative business before the conclusion of the 2025-2026 legislative session.

With the legislative session nearing its conclusion and the November election approaching, the coming weeks will be an important period for legislation that remains under consideration by the General Assembly.

HOUSE COMMUNICATIONS AND TECHNOLOGY COMMITTEE HEARING ON BROADBAND INVESTMENTS

On August 18, the House Communications and Technology Committee hosted an [informational hearing](#) at the Indiana County Welcome Center, where Commissioner Sherene Hess [testified](#) on broadband public funding.

Hess highlighted the significant broadband access challenges facing Indiana County, noting that 22% of locations lacked broadband access—the highest unserved rate in Pennsylvania. During her first term, Hess advocated for broadband expansion to help agricultural producers access technology that could improve profitability. She also emphasized that reliable broadband is essential for seniors, veterans, students, and small business owners.

Hess discussed the challenges that have historically made broadband expansion difficult in rural communities, including high and rising deployment costs, inaccurate FCC maps, and low customer density. These barriers repeatedly limited the county's ability to secure grant funding. In 2020, Indiana County received its first broadband funding through the CARES Act. By 2022, the county had received \$7 million in federal, state, and local investments.

The county also took steps to ensure that public investments would provide meaningful benefits to residents. Its RFP required providers receiving public funding to commit to keeping service affordable for residents—not simply extending broadband lines. This approach led to a partnership with REA Energy Cooperative, a member-owned electric cooperative founded in 1937 that serves more than 22,000 consumer-members across seven counties. REA's subsidiary, *In The Stix Broadband*, brought established infrastructure and valuable local operating experience to the effort. Its cooperative model also helped ensure that networks built with public funding would remain accessible to the communities that invested in them. The upcoming BEAD program is expected to build on these efforts and extend broadband coverage to even more underserved areas.

However, panelists emphasized that expanding infrastructure alone has not fully closed the digital divide. The expiration of the federal Affordable Connectivity Program in 2024 eliminated critical support for nearly 4,000 local families. Hess urged the committee to pursue new solutions to address the affordability gap and ensure that all Pennsylvanians, regardless of income or ZIP code, can afford reliable internet access and meaningfully participate in the digital world.

U.S. SENATE ADVANCES CR, DELAYS OMB GRANT RULE IMPLEMENTATION

On August 8, the U.S. Senate [advanced](#) a Continuing Resolution (CR) to fund the federal government through December 11, 2026, or until appropriations legislation is enacted to fund the government through Fiscal Year 2027. The CR would maintain funding for the 12 major appropriations divisions at FY 2026 levels.

The CR also delays implementation of an Office of Management and Budget (OMB) rule that would overhaul the Uniform Guidance governing the administration of federal grants. The delay, which extends through December 11, provides additional time before the proposed changes take effect and represents

a positive development for counties given the potential implications of the new requirements for federal grant administration.

The CR now moves to the U.S. House of Representatives for consideration. To date, Congress has not enacted any FY 2027 appropriations bills through both chambers.

For more information on the status of specific FY 2027 appropriations bills and county funding priorities, please refer to [NACo's FY 2027 Appropriations Tracker](#).

For additional information on the delay of the OMB rule and its potential implications for counties, please refer to [NACo's OMB Proposed Rule County Resource Hub](#).

CCAP COMMITTEE NOMINATIONS OPEN

CCAP members who wish to play an active role in shaping Association policy are encouraged to apply for a position on one of our policy committees. These committees tackle a wide range of county government issues and provide a platform for members to engage in both state and federal policy discussions. To learn more and submit an application, please complete the [Committee Interest Form](#) available on our website.

CCAP IN THE NEWS

- [County officials discuss challenges facing communities](#)
 - [Association for counties talks priorities: 911 funding, data centers and more](#)
 - [PA lawmakers leave counties to foot the bill as 911 surcharge increase stalls again](#)
 - [Property reassessments in Pa. are a political hot potato: 'Nobody wants to touch it'](#)
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