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Legislative Bulletin

COUNTY COMMISSIONERS ASSOCIATION OF PENNSYLVANIA
THE VOICE OF PENNSYLVANIA COUNTIES

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SUNSHINE ACT AGENDA RESTRICTIONS SCHEDULED FOR CONSIDERATION NEXT WEEK

[Senate Bill 1150](#), introduced by Senator Patrick Stefano (R-Bedford), is scheduled to be considered by the House Local Government Committee next week. The bill would amend Pennsylvania's Sunshine Act to limit the circumstances under which a public agency may add items to a meeting agenda after a meeting has begun. Agenda changes would be permitted only under existing statutory exceptions, while current requirements for public approval and notice of agenda changes would remain in place.

Limiting the ability of local governments to add agenda items during a public meeting could require governing bodies to postpone action on certain matters until a subsequent meeting. This could lead to additional meetings, increased administrative burdens, and delays in addressing time-sensitive local government matters.

CCAP recognizes the importance of transparency and public participation in government. However, any changes to the Sunshine Act must also consider the operational needs of local governments and their ability to conduct business efficiently. CCAP encourages the General Assembly to work with counties and local government officials to address these concerns and develop a balanced approach that maintains transparency while allowing local governments the flexibility needed to serve their communities effectively.

SB 908 ADVANCES TO FULL HOUSE CONSIDERATION

On Monday, October 5, the House Labor and Industry Committee passed [Senate Bill 908](#), which is now expected to be considered by the full House next week. The bill, introduced by Senator Frank Farry (R-Bucks), would expand Pennsylvania's prevailing wage requirements to additional public construction projects. With the bill now moving through the House, counties are highlighting concerns about the potential impact on local governments and taxpayers.

At a time when counties are already facing rising construction and infrastructure costs, expanding prevailing wage requirements could further increase the cost of public projects and put additional pressure on limited county budgets. Higher project costs could make it more difficult for counties to move forward with needed infrastructure improvements, public facilities and other essential investments.

Pennsylvania's prevailing wage threshold has remained at \$25,000 since the 1960s. Since the threshold has not been adjusted for inflation, it now applies to nearly all public construction projects, regardless of size or complexity. If the threshold had kept pace with inflation, it would exceed \$250,000 today.

As the House prepares to consider Senate Bill 908, counties are **urging lawmakers to address this outdated threshold rather than expand prevailing wage requirements**. Modernizing the threshold would better reflect current economic conditions, provide counties with greater flexibility and help ensure limited taxpayer dollars are used as efficiently as possible.

The upcoming House consideration provides an important opportunity to address this longstanding issue. Counties remain ready to work with the General Assembly

and the Administration on reforms that preserve local flexibility, control unnecessary costs and maximize the value of public investment.

GOVERNOR SIGNS BILLS ON LOCAL TAX COLLECTION AND LAND DEVELOPMENT

On October 8, Governor Shapiro signed three bills into law that affect how counties and local governments collect local taxes and approve land development applications.

House Bill 853, introduced by Rep. Joe Webster (D-Montgomery), was signed into law as Act No. 54. This legislation amends Act 394 of 1945 (Local Tax Collection Law) to allow a county tax collector, taxing district, or a private equity entity designated by a taxing district to impose and collect a fee for the costs of providing a notice of delinquency for per capita, poll, and occupation taxes. It also allows these entities to implement similar procedures for collecting delinquent taxes, as approved by the taxing district. These fees may only be imposed during the five-year period beginning after the last day of the calendar year when the taxes were due.

House Bill 852, introduced by Rep. Joe Webster (D-Montgomery), was signed into law as Act No. 53. This bill amends the Local Tax Enabling Act to update procedures for collecting delinquent local taxes, including per capita, occupation, local services, business privilege, and income taxes. The legislation changes notice requirements by requiring tax collectors to send multiple first-class mail notices before pursuing wage withholding through written notice and demand to employers. It clarifies when certified or registered mail must be used and allows notification costs to be added to the taxpayer's delinquency. Additionally, HB 852 authorizes political subdivisions and tax collection districts to impose costs for delinquency notices or similar tax-collection procedures, provided these costs are approved by resolution and publicly posted. These costs may be assessed for up to five years following the calendar year in which the tax was due.

Senate Bill 1287, introduced by Senator Dawn Keefer (R-York), was signed into law as Act No. 58. This bill amends the Pennsylvania Municipalities Planning Code to update requirements related to water supply for subdivision and land development projects. The legislation clarifies that when a developer will rely on a water source other than individually owned private wells, applicants must provide evidence that the project will be served by a certificated public utility, a

cooperative association of lot owners, or a municipal corporation, authority, or utility. For counties that review subdivision and land development plans, the law clarifies the documentation applicants must provide regarding water service.

UNIFORM REAL PROPERTY TRANSFER BILL PASSES HOUSE

[House Bill 2124](#), introduced by Rep. Tim Briggs (D-Montgomery), passed the House on October 5. The bill would establish the Uniform Real Property Transfer on Death Act in Pennsylvania. This legislation authorizes property owners to transfer real estate to designated beneficiaries through a revocable transfer-on-death (TOD) deed, which becomes effective only upon the transferor's death and must be recorded with the county recorder of deeds prior to that time. The act outlines the requirements for creating, recording, and revoking a TOD deed, clarifies the rights of beneficiaries and creditors, and ensures that such transfers remain subject to inheritance tax, Medicaid estate recovery, and other statutory obligations.

This legislation would provide an alternative way for property owners to transfer property through a transfer-on-death deed. County recorders of deeds would be responsible for recording these deeds and any revocations in accordance with the new requirements. The bill awaits consideration by the Senate Judiciary Committee.

COMPREHENSIVE PERMITTING REFORM PACKAGE INTRODUCED IN U.S. SENATE

On September 30, the [Bipartisan American Affordability and Jobs Act of 2026](#) was **introduced** by leaders of the U.S. Senate Environment and Public Works Committee and the Senate Energy and Natural Resources Committee. This bipartisan package proposes substantial reforms to several federal environmental protection statutes.

The package codifies counties as a cooperating agency during National Environmental Policy Act (NEPA) reviews, allowing them to submit data,

comments and other information to help reduce delays and incorporate local expertise into federal decision-making.

The bill would update several key federal statutes, including NEPA, the Endangered Species Act (ESA) and the Clean Water Act. Among its major reforms, the bill would narrow the definition of "major federal action," set clearer deadlines for environmental reviews, and prevent previously authorized permits from being rescinded. It further adjusts ESA consultation requirements, streamlines federal lands permitting, and introduces protections for ratepayers by requiring data centers to pay for power grid upgrades associated with their development.

The bill awaits Senate consideration. For a full analysis, visit [NACo's website](#).

IFO ISSUES SEPTEMBER REVENUE UPDATE

The Independent Fiscal Office (IFO) released its monthly revenue update for [September 2026](#), reporting General Fund collections of \$4.84 billion, an increase of \$784 million (19.3%) compared to September 2025. Collections were \$384 million (8.6%) above the IFO's official estimate. Fiscal-year-to-date collections totaled \$11.22 billion, exceeding estimates by \$452 million (4.2%) and increasing \$1.17 billion (11.6%) from the same period last year.

Revenue growth was driven primarily by corporate net income tax collections, which increased 65.1% from the prior year, largely due to strong estimated payments. Personal income tax collections increased 15.7%, while sales and use tax collections rose 6.6%.

Nontax revenues totaled \$22 million, remaining roughly flat compared to September 2025. Interest from tobacco settlement bonds, originally anticipated in August, is now expected in October.

CCAP FALL CONFERENCE ACTIVITIES

The 2026 CCAP [Fall Conference](#) will be held November 22–24 at The Hotel Hershey in Dauphin County. Throughout October, CCAP's policy committees are developing their 2027 work plans and identifying key issues to advance as part of the Association's 2027 county legislative priorities.

At the conference's business meeting, CCAP members will vote, both in person and virtually, on the proposed 2027 county legislative priorities and consider the Association's 2027 action plan and other organizational matters. Additional information on the voting items will be provided to members in advance of the conference.

CCAP in the News

- [Association for PA. Counties Talks about Priorities](#)



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