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AAP Journal

ASSESSORS' ASSOCIATION OF PENNSYLVANIA

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Calendar

AAP Board of Governors' Meeting
CCAP Office, Harrisburg
January 19

2024 Hybrid Winter CPE Classes
Westmoreland County Community College
Intro - January 29 - February 2
Site - February 26 - March 1
Cost - March 4 - 8
Income - March 18 - 22

2024 Spring CPE Classes
CCAP Office, Harrisburg
Intro - March 11 - 15
Site - March 18 - 22
Cost - April 8 - 12
Income - April 15 - 19

AAP Board of Governors' Meeting
Seven Springs Mountain Resort
May 7

2024 Annual Conference
Seven Springs Mountain Resort
May 8 - 10

2024 Fall CPE Classes
CCAP Office, Harrisburg
Intro - September 9 - 13
Site - September 16 - 20
Cost - September 30 - October 4
Income - October 7 -11

** Registration is open for both the Winter and Spring CPE classes.*

*Visit **www.paassessors.org** for more information.*

Updated Board of Assessment Appeals Training Modules

Rita Yannayon, CPE, AAP President Elect
Associate Project Supervisor in the Property and Recording Division
Tyler Technologies

The Assessment Reform Task Force was created by the Local Government Commission (LGC) in 2016. The Task Force's purpose is to facilitate development and implementation of actions to address recommendations in House Resolution Reports related to modernization, efficiency, transparency and fairness of the property assessment process in Pennsylvania. One of the Task Force's many accomplishments is Act 155 of 2018.

In 2017, Senate Bill 1007 and House Bill 1990, codified as Act 155 of 2018, amended the Consolidated County Assessment Law at §8852(b) through (d) to provide for "Required Training" of appeal board members in order to hear county property tax assessment appeals. The training is required of all board of assessment appeals/revision, exemption, and auxiliary board members, and must be completed within six months from the time of their appointment. The statute does provide that if a board member holds an active Certified Pennsylvania Evaluator certification, they are not required to complete the training.

In the law, §8852(c) provides that "The County Commissioners Association of Pennsylvania, in coordination with the Assessors' Association of Pennsylvania, shall establish a curriculum and the method of training delivery." The AAP formed a committee to draft the initial training sessions. Three three-hour sessions were developed based on the following requirements in the statute:

1) Three hours of training on the assessment valuation process in Pennsylvania.

2) Three hours of training on the legal and constitutional issues relating to the assessment process in Pennsylvania, and the duties and responsibilities of board members.

3) Three hours of training on real estate exemption hearings. *This session is not required of auxiliary boards.*

The dedicated group of individuals that took on this monumental task initially regrouped and retooled the three training sessions in response to feedback that has been received from counties since the initial training sessions were created. We have been honored to have Attorney Sharon DiPaolo, Attorney Pamela Van Blunk, and Julia Frey of the Local Government Commission who have given their time to make sure we are current with case law references and expanding the "exemptions" training session to be more comprehensive.

The Glossary used in conjunction with the trainings has been thoroughly reviewed, expanded, and updated. A reference manual is also being developed for use, and future reference by trainees.

The "Legal and Constitutional Issues" session was presented at the 2023 AAP Fall Conference, and met with great reviews from those in attendance. The "mock hearing" section of this training was expanded to include a residential

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President's Message

Hello AAP Members,

I hope everyone had a wonderful holiday season, and you're excited to start the 2024 new year. In 2024, the AAP and its various committees are ready to hit the ground running. In December, the AAP's Board of Assessment Appeals Work Group finished the revisions to the Act 155 Appeal Board training modules and presented them virtually to attendees across the state. These sessions were recorded and should be made available through the CCAP online training system, sometime in January. I would like to thank the committee co-chairs Mark Kellerman and Rita Yannayon, along with our AAP instructors, committee members, and AAP and CCAP staff who assisted in getting this project across the finish line.

In January we'll be holding our winter Board of Governors' meeting, and several of the AAP committees will be meeting to create work plans for the upcoming year. The Clean and Green Committee will be continuing the discussion about Clean and Green issues facing counties, and future revisions to the Clean and Green regulations. The AAP Policies and Procedures Committee has also been working diligently over the last few months on updating our association's Policies and Procedures document.

In October 2023, the AAP's Assessment Law Committee formed two subcommittees. The first subcommittee is going to be taking a look at reassessments in Pennsylvania, conducting research on other states' assessment practices and reporting this information back to the CCAP Assessment and Taxation Committee. The ultimate goal of this reassessment subcommittee is to take the information gathered and create a solid plan to move Pennsylvania's antiquated property assessment system into the 21st century! The solar subcommittee will be researching assessment and taxation issues related to Grid/Utility scale developments in support of CCAP's Utility Scale Solar Task Force. For those of you who weren't already aware, in July of 2022 the AAP Board of Governors voted in support of amendments to the Consolidated County Assessment Law that would apply the valuation methods currently in place for windmills to be used in the valuation of solar facilities. Both committees will be meeting in January and we look forward to keeping you updated on these issues.

And finally, for those who haven't heard, the State Board of Certified Real Estate Appraisers (SBCREA) is working on finalizing plans to require new CPEs to take the 15-hour national USPAP as part of the initial certification requirements. The AAP will be holding two sets of CPE classes this winter and spring which may allow enough time to go through the classes and apply for licensure before the new rules take effect.

Looking forward to seeing everyone at the Seven Springs Mountain Resort May 8 - 10 for our 74th Annual Conference!

Sincerely,

Josh

Joshua Zeyn, CPE

In partnership with the County Commissioners Association of Pennsylvania

Legislative Update

By Jonathan B. Schuck, Chair
Government Information Committee and
Director of Assessment/Tax Claim, Chester County

Greetings fellow assessment professionals throughout the Commonwealth of Pennsylvania. By the time you receive this issue of the *AAP Journal*, we will likely have embarked upon a new year – a year filled with many new challenges and many new learning opportunities.

We are essentially at the midpoint of the 2023-2024 legislative session. Since January 2023, the following legislation has been introduced: 1815 House bills, 253 House resolutions, 909 Senate bills and 209 Senate resolutions. Of course, not all this activity is assessment or tax claim related – 44 House bills and 17 Senate bills may impact our professional lives.

Since the prior Legislative Update, there has been limited activity due to legislators' focus on the November election and other matters. Only two new assessment and/or tax claim-related bills have been introduced in committee and neither has advanced.

Following is a summary of two previously introduced bills that have seen recent activity:

House Bill 775

The "Vacant Property Registration Act" would allow municipalities to enact an ordinance or resolution that requires a vacant property registration fee. Any such municipality that elects to impose and collect a registration fee shall compile and maintain a vacant and blighted properties list that identifies by address and owner all vacant and blighted properties in the municipality. Each listing shall contain the date each vacant and blighted property was listed. The municipality shall submit the municipality's first vacant and blighted properties list within six months of the enactment of an ordinance. A municipality with a vacant and blighted property registration ordinance in place prior to the effective date shall not be required to amend their ordinance to comply with the provisions of this legislation. The Act would provide certain exemption conditions to owners for economic hardship, active military service, probate situations and active real estate sales marketing, providing that the properties comply with local, state and federal codes and laws.

Also, the Act would penalize owners who fail to comply with the registration requirements by $25 per day for residential properties and $50 per day for commercial or industrial properties for every day that the owner has failed to register the vacant property with the municipality. If the property owner brings the property into compliance with the municipal code within 12 months or sells the property to an entity that brings the property into compliance with the municipal code, the fee shall be waived. The bo;;also makes all unpaid fees and liens against the property collectable as per existing statute regarding municipal claims.

This bill passed 177-26 in the House on November 15, 2023 and was referred to the Senate Urban Affairs and Housing Committee as of November 28, 2023.

House Bill 1062

This amendment would create a statewide blight data collection system using property code violations. Managed by DCED, the Property Maintenance Code Violations Registry would be populated with property maintenance code violation reports filed by municipalities. This new tool would allow municipalities, along with appropriate state agencies, to begin remediation of blight and avoid having owners of

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AAP Journal

The AAP Journal is published four times a year.

Deadline for the Spring 2024 issue is March 6, 2024.

Article submissions are welcome.

Please send to:
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Legislative Update

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blighted properties continue the same practice in municipalities throughout the state.

This bill passed 118-85 in the House on October 3, 2023 and referred to the Senate Urban Affairs and Housing Committee as of October 13, 2023.

Wishing each of you a productive and prosperous new year!

2024 PA GIS Conference

This year's conference will be April 10 to 12 at the Penn Stater Hotel & Conference Center, State College.

Registration is not open yet but don't forget to check their website frequently for details - *https://keystonegis.org/pagisconference*

Instructors Needed!

If you're a licensed CPE and have ever thought about teaching for the AAP, our Education Co Chairs would love to talk with you about that opportunity!

- We're looking for instructors for CPE classes*, conference sessions and chapter meetings.
- The AAP will assist new instructors in creating outlines, organizing materials and training to become an instructor.
- Please contact JR Hardester or Michelle Mack to get more information!

**CPE class instructors are paid a stipend.*

AAP Annual Awards

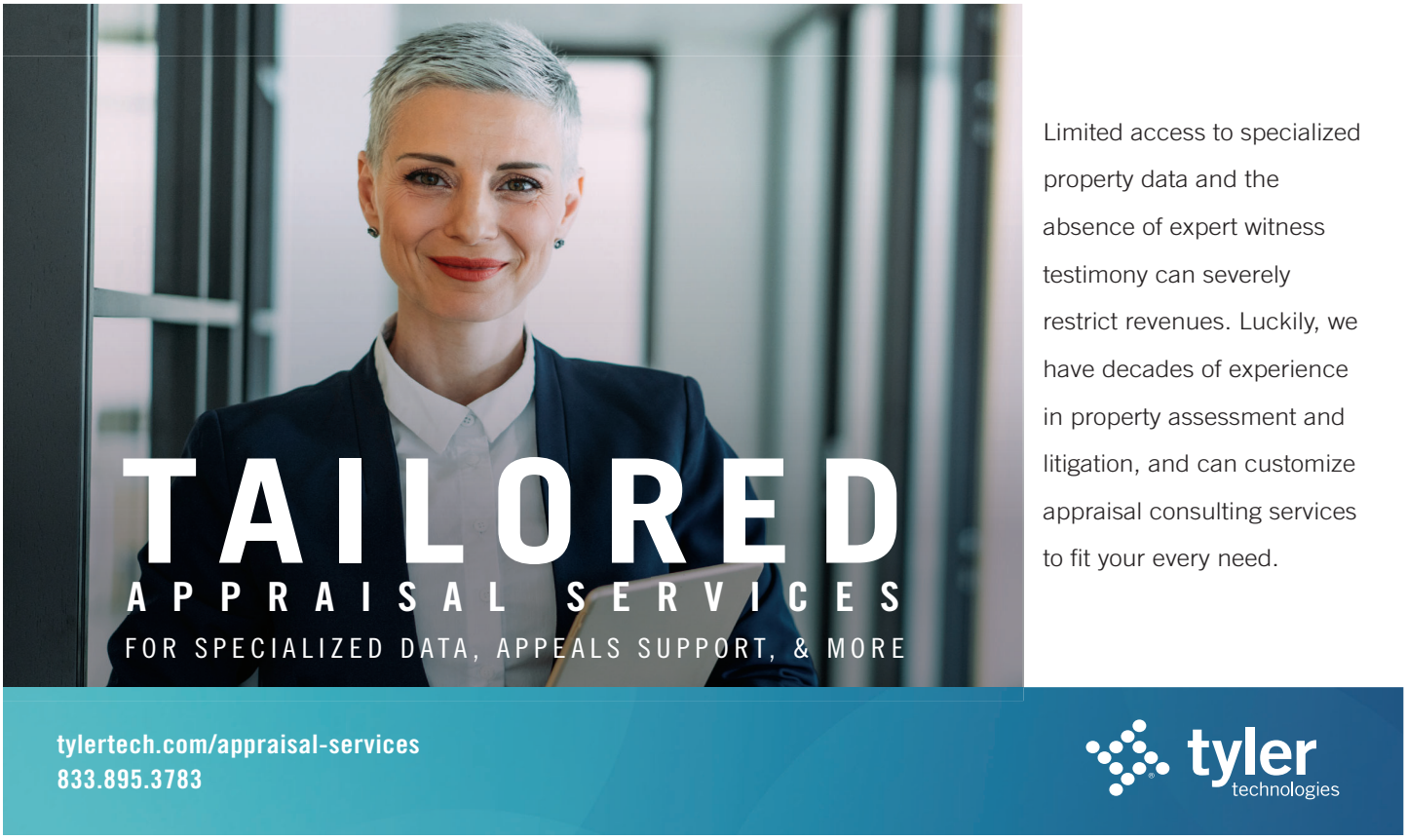
Each year, the AAP calls for nominations for the AAP's Annual Awards program to honor your colleagues' career accomplishments.

The nomination form and information will be released in early 2024 but please start thinking about who you would like to nominate. Any AAP member is eligible to receive an award.

All awards will be presented at the AAP Annual Conference scheduled for May 2024 at the Seven Springs Mountain Resort.

The AAP also has a program for years of service awards to honor our members who have hit milestones in their years of service in the assessment profession.

If you have any questions, please contact our Awards co chairs, **Darrell Lutz** and **Michele Hasker** from Monroe County.



AAP People & Chapter News

Send your news to Terry Cochran at *tcochran@pacounties.org* for the next issue of the *AAP Journal*.

Our next deadline is March 6.

North East Chapter

The chapter voted for their new officers for 2024-25. The new officers/chapter representatives will take office on July 1, 2024. Congratulations to all!

- President/Chapter Representative : **Kelley Cosner,** Wyoming County
- Vice President: **Samantha Edwards**, Tyler Technologies
- Secretary: **Michelle Hasker**, Monroe County
- Treasurer: **Judy Barziloski**, Wyoming County

The chapter's 2024 meeting dates are: April 12 (Luzerne County), June 14 (Wyoming County), September 13 (Susquehanna County), and December 6 (Lackawanna County)

North West Chapter

At the chapter's last meeting the following officers and Board of Governors' representatives were elected:

- President: **Angie Tennies**, McKean County
- Vice President: **Nick Angiolieri**, Vision Government Solutions
- Treasurer: **Nancy Zameroski**, Elk County
- Secretary: **Sarah King**, Erie County
- Board of Governors' Representatives - **Beth McCandless**, Clarion County - term from July 1, 2024 to June 30, 2026; **Angie Tennies** - term from July 1, 2023 to June 30, 2025

Congratulations!

The chapter's 2024 meeting dates are: April 12, June 21, August 9 and October 18.

Delaware County

The county has a new CPE - **Philip Hoopes**. Congratulations!

Greene County

Congratulations to the county's new chief assessor, **Tonya Riley**!

Jefferson County

The county recently welcomed **Joe Shields** as its new chief assessor! Congratulations!

Lehigh County

Congratulations to **Jayne David** and **Thomas Sunder**, who both recently passed their CPE licensing exams. Congratulations!

Luzerne County

Congratulations to **Emily Monelli** who has been appointed Deputy Director of Assessment for the county!

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BOAA Updates

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hearing as well as a commercial hearing and paints a very accurate picture of what assessment professionals encounter in typical appeal hearings.

The three updated modules were recorded in the first week of December and will be available for any new commissioners and other board members taking office in January 2024. We strongly recommend that an assessment employee sit with board members in the event they have questions.

We welcome feedback from those taking the new sessions as well as chief assessors and other county staff who may be observing these updated sessions along with new commissioners.

In closing, I would like to thank my committee co-chair Mark Kellerman (Centre County) as well as the committee members who have spent a great deal of time putting these training modules together, reviewing the and teaching: Barbara Walter (appeals board members, Adams County), Thomas Hill (appeals board member, Monroe County), Randy Waggoner (Perry County), Michelle Hasker (Monroe County), Julia Frey (Local Government Commission), Jaren Bittinger (Local Government Commission), Danette Hobbs Magee (consultant), Jennifer Pettina (Centre County), Joshua Zeyn (Tioga County), Kristin Montgomery (Luzerne County), Michelle Mack (Vision Government Solutions), Sarah Jordan (Vision Government Solutions), JR Hardester (Lawrence County), Sharon DiPaolo, Esquire (Siegel Jennings), and Pamela Van Blunk, Esquire (Begley, Carlin & Mandio, LLP).

In addition, thanks to Lisa Schaefer (CCAP executive director), Terry Cochran (AAP executive director) and Lori Lawyer (AAP management associate) who assisted the committee every step of the way.



RICHARD "DICK" BROSIUS

Richard Brosius, or Dick as he was known to those who knew him, passed away on October 17, 2023. He was 91 years old. He was not only an AAP past president (1984) but he was also the AAP Education Chair until 2001. The AAP asked those who knew him best to share a little bit about Dick as a tribute to him and a "thank you" for all he did for our association and the assessment profession in Pennsylvania.

Originally employed in the mid-fifties by Cole-Layer Trumble, Co., now Tyler Technologies, Dick headed the 1970 Bucks County reassessment that was implemented in 1973. At the same time, Dick also was working on the Chester County reassessment. He lived in West Chester with his wife Gail, and their daughter Sharon. Dick shuttled back and forth between the two counties until he became the Chief Assessor for the County of Bucks in 1973 when he moved to a small farm in Milford township, Bucks County. Dick retired from the county in January of 2021.

To say he was the chief assessor simply does not begin to describe the man. Dick was a vastly experienced professional, a richly talented teacher and was deeply involved in not just the assessment community, but, as a life-long Lions Club member, he helped many in his hometown community as well.

His reputation for quick wit and a one-liner for any occasion is legendary. Anyone who has met Dick cannot come away without having had a good laugh. He could regale any group, large or small, with terrific stories, anecdotes or just a good joke.

After years of being "bugged" by Tom Garrity (you may know that name from the annual award presented by the AAP each year) the President of the AAP, Dick became the Chairman of the Education Committee. This move became instrumental in developing the quality and depth of study for the Certified Pennsylvania Evaluator courses that all students experience to this day.

On the 50th Anniversary Conference of the AAP, Tom Garrity said, "The level of our AAP training today is the result of Dick Brosius and the training staff he has held together over the years. Look at all the professionals that grew out of our persistence."

Mark Jackowski, Chief Appraiser
Bucks County

Dick Brosius was one of the first AAP members I met when I joined the AAP and attended my CPE classes. He was very patient, took the time with the students and would ask, "Does everyone get this?" and, even if no one answered, he would go over the work again. I asked him once why he asked, but went over it again anyway and he responded that he could tell if some of the students didn't get the concepts, so he would go over it again until they did.

He really cared about his students, the AAP and its members. He was all about education and teaching and sharing his knowledge, during CPE classes, conference and chapter education classes. He was a great asset to the AAP and is missed.

Barb Walter, AAP Past President
Adams County

Dick Brosius was the best thing that ever happened to the Assessors' Association of Pennsylvania in getting it to a professional standing of recognition in the real estate tax valuation world. He gave his heart and soul AND LOTS OF TIME to advance the organization and its members. I trust that he and his wife Gail will never be forgotten as I will always hold our over 50 years of friendship sacred.

Allan P. Baumholtz

Dick was quite an asset to the AAP as well as a mentor to many, including me. He will be greatly missed. Rest in peace my friend.

Steve Howe, AAP Past President

I will always remember him as a fantastic teacher with a great humor and someone I could call anytime I had a question. He gave me the courage to take on an in-house reassessment. Any assessor that knew him well couldn't help but be better at their job. I am grateful to have known him.

Mary Kay Abell, AAP Past President

You've probably already been made aware of the one story that pops to mind, (but maybe not one as suitable to put in print?). It was the time he was speaking and at break left his mic on while using the restroom. I was quite green back then and was one of the few sitting in the classroom not knowing what to do!

I also did a skit with him one time and we made a good pair being the same height.

Brenda Shaw, AAP Past President
Snyder County

He was a wonderful person, an advocate for education and certification, and a volunteer who you could always count on.

Mary Weller
PA State Association of Boroughs

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