

Local Government Commission
Assessment Reform Task Force Initiatives – 2017-2018
October 2018 Status Update

To address systemic, process-oriented and administrative deficiencies in Pennsylvania’s property assessment system by *implementing* recommendations primarily made in recent House Resolution reports related to the efficiency, transparency, modernization and fairness of the property assessment process in our Commonwealth.

- Developing and implementing Data Collection Standards for gathering data on characteristics of parcels required for property valuation.
Status: Draft Data Collection Standards *completed*. The Commission recommended to CCAP and AAP that the associations adopt and implement the Data Collector Standards developed by the Commission’s Assessment Reform Task Force as a “best practice” and incorporate the standards into the Associations’ training programs. *Adopted* by the [AAP Board of Governors](#) and the [CCAP Board of Directors](#) on July 13, 2018 and August 5, 2018, respectively.
- Investigating the fairness and efficiency of the assessment appeals process, resulting in amendment of the Consolidated County Assessment Law (CCAL) to further provide for a published mailing list of taxing districts, appeals, revisions of reassessments, and appointment, terms, duties, training and curriculum for assessment appeal boards and auxiliary appeal boards.
Status: Act 155 of 2018.
- Amending CCAL to further provide for submission of building permits and substantial improvement information to the county assessment offices and for civil penalty.
Status: SB 1006 unanimously passed the Senate and referred to the House Local Government Committee. HB 1991 given first consideration by the House.
- Developing and implementing Contracting Standards for contracting with private revaluation firms for conducting countywide reassessments.
Status: “Model RFP and Contracting Guidelines for County Reassessment Services” *completed*. The Commission recommended to CCAP that it adopt and implement the Model RFP and Contracting Guidelines developed under the Commission’s Assessment Reform Task Force. *Adopted* by the [AAP Board of Governors](#) and the [CCAP Board of Directors](#) on July 13, 2018 and August 5, 2018, respectively.
- Developing and implementing a County Self-Evaluation Tool for use by counties to determine need for a countywide reassessment, and readiness for reassessment in terms of data and resources.
Status: “Pennsylvania Property Assessment: A Self-Evaluation Guide for County Officials” *completed*. The Commission recommended to CCAP and AAP that the associations adopt and implement the Self-Evaluation Guide developed under the Commission’s Assessment Reform Task Force. *Adopted* by the [AAP Board of Governors](#) and the [CCAP Board of Directors](#) on July 13, 2018 and August 5, 2018, respectively.

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- Amending the Assessors Certification Act to provide for the qualifications and training of revaluation company personnel and Certified Pennsylvania Evaluators.
Status: SB 832 given second consideration by the Senate and re-referred to the Senate Appropriations Committee. HB 1594 unanimously passed by the House and referred to the Senate Consumer Protection and Professional Licensure Committee.
- Amending the Real Estate Appraisers Certification Act to provide for the appointment of two Certified Pennsylvania Evaluators to the State Board of Real Estate Appraisers.
Status: SB 689 unanimously passed Senate and referred to the House Professional Licensure Committee. HB 1361 passed by the House and referred to the Senate Consumer Protection and Professional Licensure Committee.
- Implementing use of Uniform Sales Verification Form needed for the valuation process, sales ratio studies, and calculating the common level ratio.
Status: Draft Uniform Sales Verification Form *completed*.
SB 950, Voluntary Sales Verification Form Pilot Program legislation, given second consideration by the Senate and re-referred to the Senate Appropriations Committee. HB 1890 given first consideration by the House.
Goal: Pilot test, finalize and implement in 2019 upon enactment of the Voluntary Sales Verification Form Pilot Program legislation.
- Examining Constitutional provisions for property valuation and assessment in the Commonwealth and identifying any advisable changes.
Status: The Task Force Constitutional Amendment Work Group recommended that development of a constitutional amendment is premature and should be deferred considering possible implications of:
 - 2017 Supreme Court *Valley Forge Towers Apartments v. Upper Merion Area School District* decision.
 - Proposed constitutional amendment authorizing exclusions not exceeding 100% of the assessed value of each homestead property within a local taxing jurisdiction.
 - Ultimate implementation of the Self-Evaluation Tool and results from its application.