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**INDEPENDENT REGULATORY REVIEW COMMISSION**  
333 MARKET STREET, 14TH FLOOR, HARRISBURG, PA 17101

December 2, 1999

Rita Halverson, Chairman  
State Real Estate Commission  
116 Pine Street  
Harrisburg, PA 17105

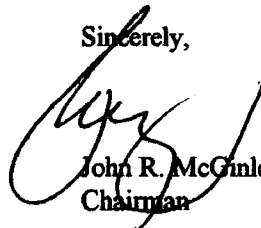
Re: IRRC Regulation #16A-567 (#2051)  
State Real Estate Commission  
Disclosure Summary

Dear Chairman Halverson:

The Independent Regulatory Review Commission approved the subject regulation at its December 2, 1999 public meeting. Our Order is enclosed and is available on our website at <http://www.irrc.state.pa.us>.

We appreciate the joint effort that went into producing a regulation that met the criteria and intent of the Regulatory Review Act.

Sincerely,



John R. McGinley, Jr.  
Chairman

JRM:wbg  
Enclosure  
cc: Judith Pachter Schulder  
Joyce McKeever  
Dorothy Childress  
Kim Pizzingrilli

**INDEPENDENT REGULATORY REVIEW COMMISSION**

14th Floor, 333 Market Street  
Harrisburg, PA 17101

Commissioners Voting:

Public Meeting Held December 2, 1999

John R. McGinley, Jr., Chairman  
Alvin C. Bush, Vice Chairman  
Arthur Coccodrilli  
Robert J. Harbison, III  
John F. Mizner



State Real Estate Commission  
Disclosure Summary

Regulation No. 16A-567

**BY ORDER OF THE COMMISSION**

On August 9, 1999, the Independent Regulatory Review Commission (Commission) received this proposed regulation from the State Real Estate Commission (SREC). This rulemaking amends 49 Pa. Code §§ 35.201 and 35.336. The authority for this regulation is found in Section 608 of the Real Estate Licensing and Registration Act, as amended by Act 112 of 1998, (63 P.S. § 455.608). The proposed regulation was published in the August 21, 1999 *Pennsylvania Bulletin* with a 30-day public comment period. The final-form regulation was submitted to the Commission on November 3, 1999.

Act 112 requires SREC to adopt a disclosure notice (Notice) by regulation. Licensees must provide the Notice to consumers at the initial interview where a substantive discussion about the consumer's real estate needs occurs. The notice must disclose information about the agency relationships between the licensee and the consumer; the broker's duties to the consumer; items which are negotiable; the purpose of the Real Estate Recovery Fund; and the telephone number of SREC.

This regulation meets the criteria of the Regulatory Review Act.

**THEREFORE, IT IS ORDERED THAT:**

1. Regulation No. 16A-567 from the State Real Estate Commission, as submitted to the Commission on November 3, 1999, is approved; and
2. The Commission will transmit a copy of this Order to the Legislative Reference Bureau.

  
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John R. McGinley, Jr., Chairman