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

May 3, 2007

Joseph J. McGettigan, Sr., Chairman
State Real Estate Commission
c/o Debbie Sopko
2601 North Third Street
Harrisburg, PA 17110

Re: Regulation #16A-5617 (IRRC #2602)
State Real Estate Commission
Consumer Notice - Commercial Property Exception

Dear Chairman McGettigan:

The Independent Regulatory Review Commission approved the subject regulation today. Our order is enclosed and will be available on our website at www.irrc.state.pa.us.

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

Sincerely,



Arthur Coccodrilli

Chairman
wbg
Enclosure

cc: Honorable Robert M. Tomlinson, Chairman, Senate Consumer Protection and Professional Licensure Committee
Honorable Lisa M. Boscola, Minority Chairman, Senate Consumer Protection and Professional Licensure Committee
Honorable P. Michael Sturla, Majority Chairman, House Professional Licensure Committee
Honorable William F. Adolph, Jr., Minority Chairman, House Professional Licensure Committee
Honorable Pedro A. Cortes, Secretary, Department of State

**INDEPENDENT REGULATORY REVIEW COMMISSION
APPROVAL ORDER**

Commissioners Voting:

Public Meeting Held May 3, 2007

Arthur Coccodrilli, Chairman
Alvin C. Bush, Vice Chairman, by Phone
David M. Barasch, Esq.
David J. DeVries, Esq.
John F. Mizner, Esq.

Regulation No. 16A-5617 (#2602)
State Real Estate Commission
Consumer Notice - Commercial Property Exception

On March 30, 2007, the Independent Regulatory Review Commission (Commission) received this regulation from the State Real Estate Commission (SREC). This rulemaking amends 49 Pa. Code § 35.284. Notice of proposed rulemaking was omitted for this regulation; it will become effective upon publication in the *Pennsylvania Bulletin*.

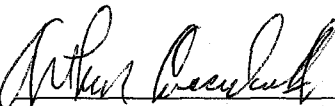
This rulemaking adds a statutory exception for commercial properties to the existing regulations governing consumer notice and disclosure by real estate licensees. Act 125 of 2006 created an exception for commercial property transactions.

We have determined this regulation is consistent with the statutory authority of the SREC (63 P.S. §§ 455.404 and 455.608) and the intention of the General Assembly. Having considered all of the other criteria of the Regulatory Review Act, we find promulgation of this regulation is in the public interest.

BY ORDER OF THE COMMISSION:

This regulation is approved.





Arthur Coccodrilli, Chairman