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INDEPENDENT REGULATORY REVIEW COMMISSION

333 MARKET STREET, 14TH FLOOR, HARRISBURG, PA 17101

October 21, 2010

Joseph Taramtino, Jr., Chair
State Real Estate Commission
c/o Debbie Sopko
2601 North Third Street
Harrisburg, PA 17110

Re: Regulation #16A-5618 (IRRC #2838)
State Real Estate Commission
Seller Property Disclosure Statement

Dear Mr. Taramtino:

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, Majority Chairman, Senate Consumer Protection and Professional Licensure Committee
Honorable Lisa M. Boscola, Minority Chairman, Senate Consumer Protection and Professional Licensure Committee
Honorable Michael P. McGeehan, Majority Chairman, House Professional Licensure Committee
Honorable Julie Harhart, Minority Chairman, House Professional Licensure Committee
Honorable Basil L. Merenda, Acting Secretary, Department of State

**INDEPENDENT REGULATORY REVIEW COMMISSION
APPROVAL ORDER**

Commissioners Voting:

Public Meeting Held October 21, 2010

Arthur Coccodrilli, Chairman
George D. Bedwick, Vice Chairman
S. David Fineman, Esq.
Silvan B. Lutkewitte, III
John F. Mizner, Esq.

Regulation No. 16A-5618 (#2838)
State Real Estate Commission
Seller Property Disclosure Statement

On April 21, 2010, the Independent Regulatory Review Commission (Commission) received this proposed regulation from the State Real Estate Commission (Real Estate Commission). This rulemaking amends 49 Pa. Code Chapter 35. The proposed regulation was published in the May 1, 2010 *Pennsylvania Bulletin* with a 30-day public comment period. The final-form regulation was submitted to the Commission on September 10, 2010.

This regulation establishes a minimum seller's property disclosure statement, as required by law. It also tracks the duties imposed on licensees who represent sellers and buyers as well as transaction licensees.

We have determined this regulation is consistent with the statutory authority of the Real Estate Commission (68 Pa.C.S. §7304 and 63 P.S. §§455.404 and 455.604(a)(15.1)) 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