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December 19, 2011

Mary R. Sprunk  
Office of Chief Counsel  
PA Department of Revenue  
P.O. Box 281061  
Harrisburg, PA 17128-1061

## Re: Regulation #15 - 453: Realty Transfer Tax Amendments

Dear Ms. Sprunk:

As an organization that represents more than 28,000 of the Commonwealth's real estate licensees, the Pennsylvania Association of Realtors® (PAR) welcomes the opportunity to provide input on the proposed regulation regarding Realty Transfer Tax Amendments.

The proposed regulations do not propose any substantive changes to the way realty transfer taxes are currently calculated.

In the way of small but relevant suggestions, we encourage the department to revise Section 91.138(3)(ii)(A) to read "an independent appraisal prepared by a ~~licensed~~ certified real estate appraiser." Under the Real Estate Appraisers Certification Act, appraisers in Pennsylvania are certified, not licensed, and we encourage consistency between the Act and the proposed regulation.

Also, Section 91.138(3)(iii)(B) states that "A comparative market analysis prepared by a real estate broker/agent that provides a realistic estimate of the value of the real estate based on an analysis of sales of other real estate with similar characteristics." We are concerned that the term "realistic" is difficult to quantify and would prefer to see that term deleted. If a reference needs to be inserted, we suggest a cross reference to the Real Estate Licensing and Registration Act, section 608(c).

Again, thank you for the opportunity to comment on this regulatory proposal. Please feel free to contact Jennifer Shockley at [jshockley@parealtor.org](mailto:jshockley@parealtor.org) if you have any questions.

Sincerely,  
*Derenda Updegrave*  
Director, Public Policy and Political Affairs

