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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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SENATE BILL

No. 1173 Session of  
2024

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INTRODUCED BY STEFANO, ROTHMAN, BOSCOLA, BAKER, FONTANA, MILLER,  
BREWSTER, CULVER AND VOGEL, APRIL 22, 2024

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REFERRED TO CONSUMER PROTECTION AND PROFESSIONAL LICENSURE,  
APRIL 22, 2024

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AN ACT

1 Amending the act of February 19, 1980 (P.L.15, No.9), entitled  
2 "An act establishing the State Real Estate Commission and  
3 providing for the licensing of real estate brokers and  
4 salesmen," in definitions, further providing for definitions;  
5 in application of the act and penalties, further providing  
6 for exclusions; and, in duties of licensees, providing for  
7 right to cancel sales agreements or sales contracts for  
8 wholesale transactions.

9 The General Assembly of the Commonwealth of Pennsylvania  
10 hereby enacts as follows:

11 Section 1. The definitions of "broker" and "salesperson" in  
12 section 201 of the act of February 19, 1980 (P.L.15, No.9),  
13 known as the Real Estate Licensing and Registration Act, are  
14 amended and the section is amended by adding definitions to  
15 read:

16 Section 201. Definitions.

17 The following words and phrases when used in this act shall  
18 have, unless the context clearly indicates otherwise, the  
19 meanings given to them in this section:

20 \* \* \*

1 "Broker." Any of the following:

2 (1) Any person who, for another and for a fee,  
3 commission or other valuable consideration:

4 [(1)] (i) negotiates with or aids any person in  
5 locating or obtaining for purchase, lease or an  
6 acquisition of interest in any real estate;

7 [(2)] (ii) negotiates the listing, sale, purchase,  
8 exchange, lease, time share and similarly designated  
9 interests, financing or option for any real estate;

10 [(3)] (iii) manages any real estate;

11 [(4)] (iv) represents himself to be a real estate  
12 consultant, counsellor, agent or finder;

13 [(5)] (v) undertakes to promote the sale, exchange,  
14 purchase or rental of real estate: Provided, however,  
15 That this provision shall not include any person whose  
16 main business is that of advertising, promotion or public  
17 relations;

18 [(5.1)] (vi) undertakes to perform a comparative  
19 market analysis; or

20 [(6)] (vii) attempts to perform any of the above  
21 acts.

22 (2) Any person who, whether for the person or for  
23 another engages or attempts to engage in a wholesale  
24 transaction.

25 \* \* \*

26 "Residential property." Real property located within this  
27 Commonwealth that consists of not less than one and not more  
28 than four residential dwelling units.

29 "Salesperson." Any person employed by a licensed real estate  
30 broker to perform comparative market analyses or to list for

1 sale, sell or offer for sale, to buy or offer to buy or to  
2 negotiate the purchase or sale or exchange of real estate or to  
3 negotiate a loan on real estate or to lease or rent or offer to  
4 lease, rent or place for rent any real estate or collect or  
5 offer or attempt to collect rent for the use of real estate or  
6 engage or attempt to engage in a wholesale transaction for or in  
7 behalf of such real estate broker. No person employed by a  
8 broker to perform duties other than those activities as defined  
9 herein under "broker" shall be required to be licensed as a  
10 salesperson.

11 \* \* \*

12 "Wholesale transaction." The purchase of an equitable  
13 interest or other interest in residential property with the  
14 intent to assign, sell or otherwise transfer the interest for a  
15 fee, commission or other valuable consideration without having  
16 taken title as the owner of record of the interest.

17 Section 2. Section 304(1) of the act is amended to read:  
18 Section 304. Exclusions.

19 Except as otherwise provided in this act, the provisions of  
20 this act shall not apply to the following:

21 (1) An owner of real estate with respect to property  
22 owned or leased by such owner. In the case of a partnership  
23 or corporation, this exclusion shall not extend to more than  
24 five of its partners or officers, respectively, nor to other  
25 partnership or corporation personnel or employees. This  
26 exclusion shall not apply to a wholesale transaction.

27 \* \* \*

28 Section 3. The act is amended by adding a section to read:  
29 Section 610. Right to cancel sales agreements or sales  
30 contracts for wholesale transactions.

1 (a) A consumer who is party to a wholesale transaction shall  
2 have the right to cancel a sales agreement or sales contract  
3 that contains the information required under subsection (e)  
4 until midnight of the 30th day after the date when the consumer  
5 executed the agreement or contract, or until conveyance,  
6 whichever occurs first. A sales agreement or sales contract for  
7 a wholesale transaction that does not contain the information  
8 required under subsection (e) may be canceled at any time prior  
9 to conveyance. The right of cancellation shall not be waivable.

10 (b) Notice of cancellation shall be given by certified  
11 return receipt mail or by any other bona fide means of delivery,  
12 including electronic delivery or personal delivery, provided  
13 that the consumer obtains a receipt. A notice of cancellation  
14 given by a bona fide means of delivery shall be effective on the  
15 date postmarked or on the date of deposit of the notice with any  
16 bona fide means of delivery.

17 (c) Within ten business days after the receipt of a notice  
18 of cancellation, all payments of any kind made by the consumer  
19 shall be refunded to the consumer and an acknowledgment that the  
20 sales agreement or sales contract is void shall be sent to the  
21 consumer. In the event of a cancellation under this section, any  
22 promotional prizes, gifts and premiums issued to the consumer  
23 shall remain the property of the consumer.

24 (d) A consumer who exercises the right of cancellation shall  
25 not be liable for any damages as a result of the exercise of  
26 that right.

27 (e) A sales agreement or sales contract for a wholesale  
28 transaction shall prominently include the following information  
29 which shall be disclosed in the manner and method that the  
30 commission shall establish by regulation:

1       (1) A statement that the agreement or contract is for a  
2 wholesale transaction in which the licensee intends to  
3 assign, sell or otherwise transfer the interest for a fee,  
4 commission or other valuable consideration without having  
5 taken title as the owner of record of the interest.

6       (2) A statement that the consumer has the right to  
7 obtain an appraisal of the property from a real estate  
8 appraiser certified under section 3 of the act of July 10,  
9 1990 (P.L.404, No.98), known as the "Real Estate Appraisers  
10 Certification Act," to consult with a licensee not affiliated  
11 with the licensee's broker or to seek legal counsel before or  
12 after entering into the agreement or contract.

13       (3) A statement that the consumer has the right to  
14 cancel the agreement or contract until midnight of the 30th  
15 day after the date when the consumer executed the agreement  
16 or contract, or until conveyance, whichever occurs first, by  
17 certified return receipt mail or by any other bona fide means  
18 of delivery, including electronic delivery or personal  
19 delivery, provided that the consumer obtains a receipt.

20       (4) A statement that within ten business days after the  
21 receipt of a notice of cancellation, all payments of any kind  
22 made by the consumer shall be refunded to the consumer.

23 Section 4. This act shall take effect in 180 days.