

July 22, 2026

# Tri-County Today

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## Build Your Local Expertise with "Planning & Zoning Resource: Advocating for Your Community's Future" Course, Coming to Malvern August 26th

The real estate industry is constantly evolving, and staying informed is one of the best ways to provide exceptional service to clients. Planning and zoning decisions shape every community—and every real estate transaction. Understanding how local planning processes,

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zoning regulations, and land use decisions impact housing, development, and property values gives REALTORS® a distinct advantage when serving clients.

[On August 26, 9:00 am - 4:30pm](#), The Association of REALTORS® School is hosting [Planning and Zoning Resource: Advocating for Your Community's Future](#), a course designed to strengthen students' professional knowledge of zoning and community development, enhance confidence, and equip with strategies they can apply in today's market.

This course is open to anyone interested in real estate development and how to advocate for smart, sustainable, and equitable growth in your community. Planning and Zoning Resource is an NAR 'Smart Growth' course - Smart Growth is about recognizing and understanding the various facets of a vibrant community and how to achieve and maintain a balance among them. REALTORS® have everything to gain by joining with other community leaders to assure ample homeownership opportunities in communities with efficient transportation, good schools, and open space.

[Click here to learn more and register today.](#)



NAR provides a sample of what students who enroll in [Planning and Zoning Resource: Advocating for Your Community's Future](#) can expect to learn. [Click here to preview the course.](#)

# planning and zoning resource **ADVOCATING** for your community's future

## **REALTOR® Certificate Course**



**Wednesday, August 26, 2026**



**9:00am - 4:30pm**



### **Credits**

**ABR Elective**

**7 hours 2026-2028 PA License Renewal**

**6 CLE Credits (Substantive)**



### **In-Person**

**Association of REALTORS® School**

**1 Country View Road, Suite 101, Malvern, PA 19355**



*Planning and zoning serve as the basis for all communities. This course will teach you the basic components and processes of the planning and zoning phases of real estate development, and how these phases must lead us to a better way of developing communities through the application of smart growth principles.*

*You will learn how to not only strengthen your business but also become an advocate for smart, sustainable, equitable growth in your community. In effect, by the time this course is complete, you will see the future of your community, and your business, in a whole new way!*



**To Register Visit: [tcsr.realtor/events/PZR](https://tcsr.realtor/events/PZR)**



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SCHOOL**

*All credits for licensure & license renewal are provided by  
The Association of REALTORS® School.  
Please call 610-560-4900 for questions.*



*For questions please call 610-560-4900 or email [mleister@tcsr.realtor](mailto:mleister@tcsr.realtor)*

## **New Consumer Guide: Defining Home Buying Needs vs. Wants**

It's not unusual for people to enter the homebuying process with a priority list that needs to

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“Defining Home Buying Needs vs. Wants,” is a decision-making tool that can help.

It’s a simple checklist to help home buyers identify their needs, wants and deal-breakers. Using the form, or something like it, will help buyers remember what’s most important to them as they view and compare homes. There’s even a fillable PDF available for download.

As a reminder, all guides in this series are available for download—in both English and Spanish—on [facts.realtor](#). *Please allow up to two weeks for the Spanish version of the latest resource to be translated and uploaded.*

Below is a list of the most recent guides:

**NEW:** [Defining Home Buying Needs vs. Wants](#)

**NEW:** [10 Tips For Unpacking Smartly After A Move](#)

[Overcoming Roadblocks to a Sale or Purchase](#)

[How Solar Impacts a Real Estate Transaction](#)

**New to the NAR Consumer Guides?**

[The Consumer Guides provided by NAR](#) are designed to offer clear, easy-to-understand answers to countless questions that can arise in real estate transactions. Covering topics from written buyer agreements and inspections to appraisals, financing, fair housing, and the home selling process, these downloadable resources help REALTORS® educate clients, build trust, and set expectations throughout every stage of a transaction. Available in both English and Spanish, the guides are an excellent way to reinforce your expertise, support informed decision-making, and demonstrate the value of working with a REALTOR®.

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## Resource Spotlight: Housing Partnership of Chester County

Since 1988, the Housing Partnership of Chester County (HPCC) has helped first-time homebuyers achieve homeownership through education, financial counseling, and down payment and closing cost assistance programs. HPCC also offers free homebuyer workshops, credit counseling, and other housing resources designed to prepare buyers for long-term success.

If you have clients purchasing their first home in Chester County, HPCC may be a valuable resource to help them navigate the homebuying process and overcome financial barriers.

For over 35 years, HPCC has held offsite outreach programs counseling thousands of people on financial literacy, budgeting and home buying at hundreds of sites county-wide.

Learn more about their programs and eligibility requirements on the [Housing Partnership of Chester County website](#)

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# PAR: Harvard's Housing Report Highlights Affordability Challenges



Affordability challenges and economic uncertainty persist across the U.S., according to the [2026 State of the Nation's Housing report from the Joint Center for Housing Studies of Harvard University](#). It explores a data-driven summary of the national housing supply shortage, demographic drivers in the market, homeownership facts, housing and rental market challenges, and interactive data and resources.

This comprehensive report is created in partnership by the Policy Advisory Board of the Joint Center for Housing Studies. Additional support was provided by many housing organizations across the country including the National Association of REALTORS®.

While this report primarily speaks to national data, Pennsylvania is mentioned on page 21, **Drop in Immigration Slowing Population Growth**. "The Census Bureau has projected that immigration will fall further to a mere 321,000 people in 2026, which will substantially suppress population growth, especially in states that have relied on immigration. Between 2021 and 2025, immigration prevented aggregate population loss in 14 states, including Ohio, Pennsylvania, and Michigan, and accounted for more than half of all growth in another 12 states."

And again on page 44, **The Changing Climate Threatens the Housing Stock**. "Making the housing stock more energy efficient is another key priority that will reduce greenhouse gas emissions and lower household energy costs. Though newer homes tend to have more efficient technologies and standards, the aging housing stock requires substantial retrofits. The Inflation Reduction Act promised \$8.8 billion in rebates and expanded tax credits for such upgrades, but the 2025 federal budget reconciliation law phased out several tax credit programs early. Nevertheless, some state and local governments are continuing this work. Pennsylvania created the Keystone Energy Efficiency Program Home Energy Loan in 2024..."

For a summary of the findings on PAR's JustListed Blog, [click here](#).

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## Bright MLS: What Bright's New Rules Mean for You



Bright MLS's streamlined new rulebook is officially in effect as of July 22. Condensed to just 15 pages, these updates cut down on paperwork and add clarity and flexibility to your workflow.

**The new rulebook enables:**

**Enhanced data protection:** To protect intellectual property in the AI era, it is now prohibited to upload Bright listing data into any AI tool that doesn't have a zero-training guarantee (such as free ChatGPT tiers).

**Fewer forms:** The Bright Client Disclosure Form is no longer required. Its language is now integrated into standard state forms.

**Fair display:** Listings must be entered within two days of signing. If your listing is entered under a cooperative status (Active/Coming Soon) when marketing starts, consumer websites cannot exclude it, even if it was previously marketed privately.

**Launching later this summer:**

A new "Registered" status for non-marketed properties

New listing distribution control options

Explore the new rulebook at [BrightMLS.com/Rules](https://BrightMLS.com/Rules).

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## SRA: PA Legislators Pass \$50.8 Billion Compromise Budget



Pennsylvania's \$50.8 billion budget has been signed into law by Gov. Josh Shapiro after passing in both the state House and Senate. The budget spends roughly \$2.4 billion less than Shapiro asked for in his February address, and excludes a number of policies he requested to bring in new revenue, like legalizing recreational cannabis and regulating skill games. It contains more than \$920 million in new state funding for public education spending and will institute new energy policies and a long-sought increase to the pensions of teachers who retired before 2001. Legislative leaders from both sides of the aisle described the package of bills that comprises the budget as a product of compromise — three separate senators quoted the Rolling Stones' song "You Can't Always Get What You Want" in floor speeches. Read more at the [Capital-Star](#).

Source: *Pennsylvania Capital-Star*; 7/12/2026

**AI INDUSTRY EXPERT!**

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your AI skills, network, resources,  
brand, and ultimately your business -  
all in just **one afternoon!**

**Tuesday August 18<sup>th</sup> 11am - 2pm**

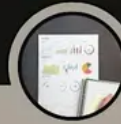
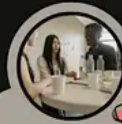
**Kraras Hall,  
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We are excited to feature leading AI expert **Rajeesh Sajja**, Chief AI & Product Officer for Bright MLS with 20+ years of real estate and technology experience and creator of the AI Flash Podcast!

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Service fees may apply  
Tickets are non-refundable



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 Private group



## Calendar of Events

**July 23rd | 10:00 am - 11:00 am**

**[Leveraging Crexi for Business Growth – Commercial Real Estate Webinar](#)**

Virtual Via Zoom

**July 23rd | 10:00 am - 10:45 am**

**[Bright MLS Nestfully Mobile: Your Business in Your Pocket | Virtual Webinar](#)**

Webinar via Bright MLS

**August 12th | 10:00 am - 11:00 am**

**[Land Fraud in Pennsylvania: Risks, Red Flags & Prevention](#)**

Virtual Via Zoom

**August 26th | 9:00 am - 4:30 pm**

**[Planning and Zoning Resource: Advocating for Your Community's Future](#)**

Association of REALTORS® School, Malvern

**September 17th | 10:00 am - 11:00 am**

**[Bright MLS Mastering Listing Entry I Virtual Webinar](#)**

Association of REALTORS® School, Malvern

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