



June 10, 2026

Tri-County Today

In This Issue:

- REALTORS® Advocate for Three Bills at Pa. Capitol
- TCSR Champions Education and Community at Local Graduations
- Turning Education Into Action: How REALTORS® Can Use the Home-Buying Journey Series
- Bright MLS: The Power of Home, Why Homeownership Matters
- SRA: Aqua Pennsylvania Plans to Drain Fern Hill Lake Reservoir in West Goshen
- **Calendar of Events**



REALTORS® Advocate for Three Bills at Pa. Capitol

Last week, 275 Pennsylvania REALTORS® attended over 100 meetings with legislators at the Capitol in Harrisburg during PAR's annual PA REALTOR® Day on the Hill. They advocated for three key bills related to homeownership and real estate in the commonwealth. Among those lending their voices in support of three priority bills impacting the future of real estate in the Commonwealth were members of Tri-County Suburban REALTORS®.

SB 838 – Private Licensed School Act Amendment

Senate Bill 838 clarifies that real estate and appraiser education providers are not “private licensed schools.” Instead, they continue to be regulated by their professional licensing boards – the State Real Estate Commission and Appraiser Board.

This bill aligns the law with current practice, cuts duplicative regulation and maintains consumer protections.

HB 1095 – Sealing of Eviction Records

House Bill 1095 limits public access to certain eviction records in specific situations, such as when a tenant is not at fault or after seven years. Courts would manage the process, helping prevent old or withdrawn filings from permanently blocking someone's access to housing. Criminal background checks would still be allowed.

HB 1095 promotes fairness while preserving accountability, supports housing stability and workforce mobility and brings the law in line with bankruptcies and mortgage defaults.

SB 907 – Licensure of Home Inspectors

This bill creates clear, statewide licensing standards for home inspectors in Pennsylvania. It establishes education and training requirements, continuing education, insurance coverage and consumer protections – all overseen by the State Real Estate Commission.

SB 907 protects homebuyers, creates consistent statewide rules and supports workforce entry and growth.

For the full article via PAR's JustListed Blog, [click here](#).



Tri-County Suburban REALTORS® members joined colleagues from across the state in Harrisburg to advocate for policies that support homeownership, property rights, and strong communities.

TCSR Champions Education and Community at Local Graduations

On **Tuesday, June 9th**, two distinguished members and past Chairmen of the Board of Tri-County Suburban REALTORS® demonstrated their ongoing commitment to community engagement by participating in school graduation ceremonies across Delaware County.

Steve D'Antonio presented the *Most Improved Student* awards at the Paxton Hollow Middle School promotion ceremony held at Marple Newtown High School. Students who demonstrated tremendous work ethic and commitment to their studies were recognized with certificates and Amazon gift cards.

Additionally, Brian Kane, continued his decade-long tradition of participating in the Culbertson Elementary School 5th-grade promotion ceremony. He presented *Most Improved Student* awards to five outstanding students, each of whom also received certificates and Amazon gift cards.

In their remarks, both D'Antonio & Kane emphasized the value of education, and community.

"We're here today to celebrate something we value deeply in our profession as REALTOR®: education."

TCSR not only offers numerous opportunities for professional development and continuing education to its members but also emphasizes the importance of community involvement.

Are you making a difference in your community?

We'd love to spotlight your story. Email Director of Marketing & Communications, [Lauren Davis](#) to be featured.



Brian Kane presents Most Improved Student Awards at Culbertson Elementary School 5th-grade promotion ceremony.



Steve D'Antonio presents Most Improved Student Awards at Paxon Hollow Middle School's 8th grade graduation ceremony.

Turning Education Into Action: How REALTORS® Can Use the Home-Buying Journey Series

In 2025, the Tri-County Suburban REALTORS® Diversity & Inclusion Committee created the [Navigating the Home-Buying Journey series](#) to help demystify the homebuying process and empower consumers with the knowledge needed to make informed home-buying decisions. Combined with the expertise of a Buyer Agent, the Home-Buying Journey breaks down each stage of the transaction—from pre-approval through closing—into easy-to-understand guides that REALTORS® can use as a valuable educational tool with buyers, particularly first-time homebuyers and clients who may be unfamiliar with the process. The online resource has a video guide as well as info-graphics. [Click here](#) for the entire library of videos.

Members are encouraged to incorporate the [Home-Buying Journey](#) into buyer consultations, client communications, and educational events. Newer REALTORS® can also use the series to strengthen their own understanding of the transaction process.

To make the resource even more impactful, Tri-County offers professionally designed, [customizable print flyers for each step of the journey](#). These flyers can be branded with an agent's contact information and photo for no additional cost. These materials provide a polished, client-facing resource that helps reinforce the value and

guidance REALTORS® bring throughout the homebuying experience. To order these flyers, email Director of Marketing & Communications, [Lauren Davis](#) your headshot and Brokerage logo.

| The Consumer Guide Series >

Buying a home is often the biggest transaction of your life. Find out what you need to know on these topics & essential steps of the home buying journey.



Pre-Approval



Search & Showings



Offer and Negotiation



Escrow



Inspection



Financing



Closing



Bright MLS: The Power of Home, Why Homeownership Matters

June is National Homeownership Month, making this the perfect time to reflect on what owning a home truly means. While buying a house is a major personal milestone, its ripple effects extend far beyond four walls. When we look at the data, homeownership serves as a foundational catalyst that builds stronger economies, families, and communities.

The positive impact of owning a home can be felt across four major areas:

1. The Economy

Housing is a massive factor in the U.S. economy, consistently accounting for [15% to 18%](#) of the U.S. Gross Domestic Product (GDP).

2. Educational Outcomes

Living in a stable, owned home directly shapes educational outcomes. Research shows that children of homeowners achieve higher test scores and graduate at rates [11 to 14% higher](#) than children of renters.

3. Wealth Accumulation

Homeownership remains the premier vehicle for building generational wealth. The proof is in the numbers, with the median net worth of a homeowner reaching [\\$396,200, compared to \\$10,400](#) for renters.

4. Community Engagement

Because homeowners have a real stake in their neighborhoods, they are deeply invested in their communities. Homeowners are statistically more likely to volunteer for local causes and [20% more likely to vote](#) in local elections.

National Homeownership Month serves as a powerful reminder that homebuyers aren't just investing in a place to live. They're helping fuel economic growth, accelerate educational success, and strengthen neighborhoods for generations to come.

Realizing the full promise of homeownership requires a real estate ecosystem that works seamlessly behind the scenes. Amidst shifting business models and industry noise, Bright is focused on what truly matters: empowering brokers and agents to guide their clients through one of the most significant milestones of their lives.



SRA: Aqua Pennsylvania Plans to Drain Fern Hill Lake Reservoir in West Goshen

Property owner Aqua Pennsylvania plans to drain Fern Hill Lake reservoir and possibly donate the 114 acres to West Goshen Township. With the planned drawdown of the lake and the partial removal of Township Line Dam, the township discussed a possible property transfer at a recent meeting. Supervisors Chairman Shaun Walsh said that Aqua does not have any interest in selling the 114 acres for development. The utility intends to draw down the reservoir water by eight to 10 feet starting this summer. Design and permitting is underway and is expected to be completed by fall 2027. The schedule for partial dam removal will depend on when permits and approvals are obtained from regulatory agencies. Aqua expects to start work in early 2028 and finish up in spring 2029. Walsh said the township would want to preserve the property as open space and as a public park, likely with a pedestrian trail around the entire property. Aqua will attend a meeting with the board and public, likely in the second half of June, to answer questions and discuss the possible transfer and stream creation.

Source: *Daily Local*; 5/28/2026

premiere credential in seller representation



REALTOR® Designation Course (2 Day Course)

Tuesday, June 23, 2026
 Thursday, June 25, 2026

9:00am - 4:30pm

Credits

SRS Designation (Required Course)
1 PA Broker Credit (15 Hrs.) (Elective)
15 hours 2026-2028 PA License Renewal
12 CLE Credits (Substantive)
Accredited Buyer's Representative (ABR) (Elective)

In-Person

Association of REALTORS® School
1 Country View Road, Suite 101, Malvern, PA 19355

Designed to elevate professional standards and enhance personal performance, the Seller Representative Specialist designation (SRS) is the premiere credential in seller representation. It is awarded to real estate professionals who demonstrate the knowledge and skills essential for seller advocacy. This 2-day course provides a comprehensive foundation of skill development, training, and resources to help real estate professionals represent the interests of sellers in today's marketplace.

To Register Visit: tcsr.realtor/events/srs/



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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

achieve more WITH YOUR RENE!



REALTOR® Certification Course (2 Day Course)

Monday, July 20, 2026
 Tuesday, July 21, 2026

9:00am - 4:30pm

Credits

RENE Certification (Required Course)
1 PA Broker Credit (15 Hrs.) (Elective)
15 hours 2026-2028 PA License Renewal
12 CLE Credits (Substantive)
Accredited Buyer's Representative (ABR) (Elective)
Seller Representative Specialist (SRS) (Elective)

In-Person

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The Real Estate Negotiation Expert course (RENE) is the first and only negotiating credential recognized by the National Association of REALTORS®. The premier certification for negotiating, RENE is designed to elevate and enhance negotiating skills so that today's real estate professionals can effectively advocate for their clients.

To Register Visit: tcsr.realtor/events/rene/



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Tri-County Suburban REALTORS®
 Private group



Calendar of Events

June 16th | 13:00 am - 12:00 pm

[Negotiation Strategies for Today's Real Estate Market](#)

Association of REALTORS® School, Malvern

June 18th | 10:00 am - 11:30 am

[Bright MLS Essentials: Navigating the Platform & Maximizing Its Tools](#)

Association of REALTORS® School, Malvern

June 23rd & 25th (two-day course) | 9:00 am - 4:30 pm (both days)

[Seller Representative Specialist \(SRS\)](#)

Association of REALTORS® School, Malvern

July 10th | 8:00 am - 9:30 am

[Commercial/Industrial Marketing Exchange – Hybrid – RPR Commercial](#)

Association of REALTORS® School, Malvern & Virtual Via Zoom

July 14th | 10:00 am - 12:00 pm

[No-Panic Presentation Skills for REALTORS: How to Speak Confidently & Compellingly Anywhere, Anytime](#)

Association of REALTORS® School, Malvern & Virtual Via Zoom

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