

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF STATE
BUREAU OF PROFESSIONAL AND OCCUPATIONAL AFFAIRS

F I N A L M I N U T E S

MEETING OF:
STATE REAL ESTATE COMMISSION

TIME: 10:30 A.M.

Held at
PENNSYLVANIA DEPARTMENT OF STATE
2525 North 7th Street
CoPA HUB, Eaton Conference Room
Harrisburg, Pennsylvania 17110
as well as
VIA MICROSOFT TEAMS

August 4, 2026

State Real Estate CommissionAugust 4, 2026COMMISSION MEMBERS:

Annie Hanna Cestra, Chair, Industry Member
Arion R. Claggett, Acting Commissioner of Professional
and Occupational Affairs
Guy Saxton, Vice Chair, Cemetery Member - Absent
Armand N. Ferrara Jr., Secretary, Industry Member
Jeffrey J. Johnson, Industry Member
Anne Rubin, Real Estate Agent
Kyle Sampson, Public Member - Absent
Joseph Tarantino, Industry Member
Jennifer Thomson, Esquire, Attorney General Designee

COMMISSION PERSONNEL:

Sean Barrett, Esquire, Commission Counsel
Marc Farrell, Esquire, Regulatory Counsel, Office of
Chief Counsel
Timothy Fritsch, Esquire, Commission Prosecution
Liaison
Ray J. Michalowski, Esquire, Senior Commission
Prosecutor and Prosecution Liaison
Deon Bowers, Commission Administrator
Caroline Bailey, Esquire, Commission Prosecutor
Ashley Murphy, Esquire, Commission Prosecution Liaison
Jonathan Blake, Esquire, Commission Prosecutor
Jessica Zukoski, Senior Legal Analyst
Willow Marsh, Legislative Aide, Office of Legislative
Affairs
Jason C. Giurintano, Esquire, Deputy Chief Counsel,
Counsel Division
Ronald Rouse, Esquire, Senior Counsel, Office of
General Counsel

ALSO PRESENT:

Lisa Aaron, Professional Standards & Education
Manager, Pennsylvania Association of Realtors
Hank Lerner, Esquire, Chief Legal Officer,
Pennsylvania Association of Realtors
Lisa Ginsburg, Director of Education, Bucks County
Association of Realtors
Tracy Matroni, Director Member Services & Professional
Development, Lancaster Association of Realtors
Francesca Tracy, Compliance Analyst, The CE Shop

State Real Estate Commission
August 4, 2026

ALSO PRESENT (cont.):

Katelyn Taylor, Senior Regulatory Compliance
Associate, Colibri Real Estate
Emme Reiser, Political Programs Manager, Pennsylvania
Association of Realtors
Taylor Baublitz, Esquire, Associate Counsel,
Pennsylvania Association of Realtors
Anne Marie Allen, Members Services and Operations
Manager, Bucks County Association of Realtors
Tom Blefko, Executive Director, Lancaster County
Association of Realtors
Ryan Berridge, President, Lead Photographer, Berridge
Enterprises LLC
Sam Tirone, President, Tirone Land & Mineral Prospects
LLC
Patrick Groner
Lisa F.
Erin Badstuebner, Sargent's Court Reporting Service,
Inc.

1 ***

2 State Real Estate Commission

3 August 4, 2026

4 ***

5 [Pursuant to Section 708(a)(5) of the Sunshine Act, at
6 9:00 a.m. the Commission entered into Executive
7 Session with Sean Barrett, Esquire, Commission
8 Counsel, for the purpose of conducting quasi-judicial
9 deliberations on a number of matters currently pending
10 before the Commission and to receive advice of
11 counsel. The Commission returned to open session at
12 10:30 a.m.]

13 ***

14 The regularly scheduled meeting of the State Real
15 Estate Commission was held on Tuesday, August 4, 2026.
16 Annie Hanna Cestra, Chair, officially called the
17 meeting to order at 10:30 a.m.

18 ***

19 Roll Call

20 [Deon Bowers, Commission Administrator, provided a
21 roll call of Commission members. A quorum of
22 Commission members was present.]

23 ***

24 [Sean Barrett, Esquire, Commission Counsel, informed
25 everyone that the meeting was being recorded and

1 voluntary participation constituted consent to be
2 recorded.

3 Mr. Barrett noted the Commission at 9:00 a.m.
4 entered into Executive Session for the purpose of
5 conducting quasi-judicial deliberations on a number of
6 matters currently pending before the Commission and to
7 receive the advice of counsel.]

8 ***

9 Pledge of Allegiance
10 [The Pledge of Allegiance was recited.]

11 ***

12 Approval of Draft Minutes - June 30, 2026

13 CHAIR CESTRA:

14 May we have a motion to approve the June
15 30, 2026 minutes

16 ACTING COMMISSIONER CLAGGETT:

17 Claggett, so moved.

18 MS. RUBIN:

19 Rubin, second.

20 CHAIR CESTRA:

21 Any questions? And now we'll do a roll
22 call.

23

24 Annie Hanna Cestra, aye; Arion Claggett,
25 aye; Armand Ferrara, aye; Jeffrey

1 Johnson, abstain; Anne Rubin, aye;
2 Joseph Tarantino, aye; Jennifer Thomson,
3 abstain.

4 [The motion carried. Jeffrey Johnson and Jennifer
5 Thomson abstained from voting on the motion.]

6 ***

7 Report of Prosecutorial Division - No Report

8 ***

9 Report of Commission Counsel

10 MR. BARRETT:

11 Under Report of Commission Counsel,
12 under Proposed Adjudication and Order,
13 based on Executive Session
14 deliberations, I believe the Commission
15 Chair would entertain a motion to table
16 the matter at No. 3, Matthew Brown, Case
17 No. 25-56-015934.

18 ACTING COMMISSIONER CLAGGETT:

19 Claggett, so moved.

20 MS. RUBIN:

21 Rubin, second.

22 CHAIR CESTRA:

23 Want to call the roll? Thank you.

24

25 Annie Hanna Cestra, aye; Arion Claggett,

1 aye; Armand Ferrara, aye; Jeffrey
2 Johnson, aye; Anne Rubin, aye; Joseph
3 Tarantino, aye; Jennifer Thomson, aye.

4 [The motion carried unanimously.]

5 ***

6 MR. BARRETT:

7 And the next matters, I believe we can
8 take all at once.

9 Based on Executive Session
10 deliberations, I believe the Commission
11 Chair would entertain a motion to adopt
12 the Final Adjudications and Orders at
13 Item No. 4, William Fischer, Case No.
14 23-56-008475; Item No. 5, Florjan Tiko,
15 Case No. 24-56-014858; and Item No. 6,
16 James Brackenrig, Case No. 24-56-016555.

17 CHAIR CESTRA:

18 Any questions? Motion please.

19 ACTING COMMISSIONER CLAGGETT:

20 Claggett, so moved.

21 MS. RUBIN:

22 Rubin, second.

23 CHAIR CESTRA:

24 Any questions? Please call the roll.

25

1 Annie Hanna Cestra, aye; Arion Claggett,
2 aye; Armand Ferrara, aye; Jeffrey
3 Johnson, aye; Anne Rubin, aye; Joseph
4 Tarantino, aye; Jennifer Thomson, aye.

5 [The motion carried unanimously.]

6 ***

7 Report of Commission Counsel - Other

8 [Sean Barrett, Esquire, Commission Counsel, explained
9 Agenda Item No. 7, Senate Bill 907 is an FYI to the
10 Commission. The Bill would add home inspectors under
11 the purview of the Real Estate Commission. It would
12 also put term limits on Commissioners and add two
13 Commission Members who would be home inspectors.

14 Ms. Rubin asked if there would be opportunity for
15 input from the Commissioners. Mr. Barrett explained
16 sometimes the Governor's Office will ask for a Bill
17 analysis with questions regarding potential legal
18 issues; however, typically boards and commissions do
19 not provide direct feedback.

20 Chair Cestra asked why the legislative process was
21 different from the regulatory process where feedback
22 is solicited from various entities. Mr. Barrett
23 explained the General Assembly sits above the
24 Commission in the entire process as the General
25 Assembly is the entity that created the Commission and

1 gives the Commission certain abilities to regulate.
2 He also noted the Independent Regulatory Review
3 Commission (IRRC) is essentially an arm of the General
4 Assembly which gives the final approval to
5 regulations. However, while the Commission needs
6 approval on regulations from the General Assembly, the
7 General Assembly does not need Commission approval.]

8 ***

9 Report of Commission Counsel

10 MR. BARRETT:

11 Moving to No. 8, Antonio Green, Case No.
12 23-56-003962.

13 Based on Executive Session
14 deliberations, I believe the Commission
15 Chair would entertain a motion to deny
16 the petition for stay in this case.

17 CHAIR CESTRA:

18 Do we have a motion?

19 ACTING COMMISSIONER CLAGGETT:

20 Claggett, so moved.

21 MS. RUBIN:

22 Rubin, second.

23 CHAIR CESTRA:

24 Any questions? If not, would you please
25 call the roll?

1
2 Annie Hanna Cestra, aye; Arion Claggett,
3 aye; Armand Ferrara, aye; Jeffrey
4 Johnson, aye; Anne Rubin, aye; Joseph
5 Tarantino, aye; Jennifer Thomson, aye.

6 [The motion carried unanimously.]

7 ***

8 Report of Regulatory Counsel

9 [Marc Farrell, Esquire, Regulatory Counsel, Office of
10 Chief Counsel, reported the Commission received a
11 regulatory status report. The report currently showed
12 five open regulation packages; however, the number
13 would soon drop to four. Regulation 16A-5625,
14 Licensure by Endorsement received final approval from
15 IRRC and the Attorney General's office. The
16 regulation is scheduled for publication as final in
17 the *Pennsylvania Bulletin* on August 22, 2026.

18 Mr. Farrell stated the other open packages
19 included 16A-5630, Fee Increase; 16A5628, Schedule of
20 Civil Penalties; 16A-5629, Wholesaling; and 16A-5616,
21 General Revisions.

22 Mr. Farrell discussed 16A-5630, Fee Increases,
23 which was released for an exposure draft. He noted
24 the Commission received comments from a number
25 entities or individuals on the exposure draft. He

1 added Regulatory Counsel would review the comments
2 before the Commission discussed them. He identified
3 the commenters as Lawrence Dellegrotto, Bucks County
4 Association of Realtors/Bucks County Real Estate
5 Institute, Pen-Mar Realtors, Association of Realtors
6 School, Greater Harrisburg Association of
7 Realtors/Greater Harrisburg Realtors Institute, Pocono
8 Mountains Association of Realtors/Pocono Real Estate
9 Academy, and Realtors Association of Metropolitan
10 Pittsburgh/Realtors Educational Institute.

11 Mr. Farrell explained there was supportive,
12 positive feedback; however, concerns were raised
13 regarding the fee increases in Section 35.203(c)(6)
14 and 35.203 (c)(7). The first fee related to the
15 addition of a satellite location or instructor for
16 real estate providers. The second fee related to the
17 addition of a course for real estate education
18 providers. He reviewed the current fees and proposed
19 increases. He noted the current fees for both were
20 established in 1992 and no longer cover the actual
21 costs to process the applications. He also noted
22 there was an overall message from stakeholders that
23 they would prefer gradual, more frequent increases in
24 smaller increments as opposed to long stretches with
25 no increases. He added the Commission has a statutory

1 duty to increase fees if the revenue generated does
2 not cover the expenditures over a two-year period.

3 Mr. Farrell reviewed the real-world implications
4 of the fee increases as shared by one of the
5 commenters. He noted the amounts would vary by
6 provider. He asked if the Commission Members had any
7 comments on the two fees.

8 Chair Cestra agreed with the fee for the satellite
9 or instructor. However, she expressed concerns with
10 the course fee. Mr. Tarantino and Ms. Rubin agreed,
11 noting the fee should be revisited. Mr. Farrell
12 stated one of the suggestions had been perhaps not
13 having a large increase on the front end but to more
14 evenly spread out the increase over the three
15 increases. Commission Members agreed with a more even
16 approach. Mr. Farrell stated the Bureau of Finance
17 and Procurement investigate the possibility.

18 Mr. Farrell stated there were a few other sub
19 issues raised by the commenters, but he would conduct
20 additional research before advising the Commission.
21 It was noted there were no public comments on the
22 regulation at the meeting.]

23 ***

24 Report of Commission Chairperson

25 [Annie Hanna Cestra, Chair, Industry Member, extended

1 appreciation for Mr. Barrett as evidenced by his
2 explanation of the Senate Bill versus regulatory
3 process.]

4 ***

5 Report of Acting Commissioner - No Report

6 ***

7 Report of Commission Administrator - No Report

8 ***

9 Report of Committees - Education/Examination Committee

10 MR. BARRETT:

11 Based on Executive Session
12 deliberations, I believe the Commission
13 Chair would entertain a motion to
14 provisionally deny, at Item No. 11, the
15 application of Samuel Tirone for the
16 broker examination.

17 MS. RUBIN:

18 So moved, Rubin.

19 MR. JOHNSON:

20 Johnson, second.

21 CHAIR CESTRA:

22 Okay, any questions? Would you call the
23 roll please?

24

25 Annie Hanna Cestra, aye; Arion Claggett,

1 aye; Armand Ferrara, aye; Jeffrey
2 Johnson, aye; Anne Rubin, aye; Joseph
3 Tarantino, aye; Jennifer Thomson, aye.

4 [The motion carried unanimously.]

5 ***

6 MR. BARRETT:

7 Based on Executive Session
8 deliberations, I believe the Commission
9 Chair would entertain a motion to
10 provisionally deny the broker exam
11 application of Gabriel White at Item No.
12 12.

13 MS. RUBIN:

14 So moved, Rubin.

15 MR. JOHNSON:

16 Johnson, second.

17 CHAIR CESTRA:

18 Any questions on the motion? Would you
19 please call the roll Deon?

20

21 Annie Hanna Cestra, aye; Arion Claggett,
22 nay; Armand Ferrara, aye; Jeffrey
23 Johnson, aye; Anne Rubin, aye; Joseph
24 Tarantino, aye; Jennifer Thomson, nay.

25 [The motion carried. Acting Commissioner Claggett and

1 Ms. Thomson opposed the motion.]

2 ***

3 MR. BARRETT:

4 And then at Item No. 13, based on
5 Executive Session deliberations, I
6 believe the Commission Chair would
7 entertain a motion to provisionally deny
8 the change of location application of
9 Preferred Systems.

10 MS. RUBIN:

11 So moved, Rubin.

12 MR. JOHNSON:

13 Johnson, second.

14 CHAIR CESTRA:

15 Any questions on the motion? Then Deon,
16 would you please call the roll?

17

18 Annie Hanna Cestra, aye; Arion Claggett,
19 aye; Armand Ferrara, aye; Jeffrey
20 Johnson, aye; Anne Rubin, aye; Joseph
21 Tarantino, aye; Jennifer Thomson, aye.

22 [The motion carried unanimously.]

23 ***

24 Report of Committees - Enforcement Committee

25 MR. BARRETT:

1 And Item No. 14, based on Executive
2 Session deliberations, I believe the
3 Commission Chair would entertain a
4 motion to provisionally deny the
5 application of Dory Sater.

6 MR. TARANTINO:

7 So moved.

8 MR. FERRARA:

9 Second, Ferrara.

10 CHAIR CESTRA:

11 Any questions? If not, would you please
12 call the roll?

13

14 Annie Hanna Cestra, aye; Arion Claggett,
15 aye; Armand Ferrara, aye; Jeffrey
16 Johnson, aye; Anne Rubin, aye; Joseph
17 Tarantino, aye; Jennifer Thomson, aye.

18 [The motion carried unanimously.]

19 ***

20 Public Comment - None

21 ***

22 Adjournment

23 CHAIR CESTRA:

24 May we have a motion to adjourn?

25 MR. TARANTINO:

1 So moved, but I want to add, don't
2 forget, next month is in Philadelphia at
3 Drexel University. You'll send us the
4 address and everything Deon? So moved
5 to adjourn.

6 CHAIR CESTRA:

7 Thank you. You have a second for that?

8 MR. FERRARA:

9 Second, Ferrara.

10 ***

11 [There being no further business, the State Real
12 Estate Commission Meeting adjourned at 11:11 a.m.]

13 ***

14

15

16

17

18

19

20

21

22

23

24

25

26

CERTIFICATE

I hereby certify that the foregoing summary minutes of the State Real Estate Commission meeting, was reduced to writing by me or under my supervision, and that the minutes accurately summarize the substance of the State Real Estate Commission meeting.

A handwritten signature in blue ink, appearing to read "Erin Badstuebner", is written over a horizontal line.

Erin Badstuebner,

Minute Clerk

Sargent's Court Reporting
Service, Inc.

STATE REAL ESTATE COMMISSION
REFERENCE INDEX
August 4, 2026

TIME	AGENDA
9:00	Executive Session
10:30	Return to Open Session
10:30	Official Call to Order
10:30	Roll Call/Introduction of Attendees
10:32	Pledge of Allegiance
10:32	Approval of Minutes
10:33	Report of Commission Counsel
10:40	Report of Regulatory Counsel
10:55	Report of Commission Chairperson
10:55	Report of Committees
11:00	Adjournment