

Raymond P. Pepe

Senior Of Counsel

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OVERVIEW

Raymond Pepe has a varied practice that includes the representation of clients before a wide variety of state agencies, particularly involving adjudicative, regulatory and government affairs matters, as well as general corporate representation and litigation. His clients include financial institutions, public utilities, healthcare providers, real estate developers and non-profit associations. His practice focuses on the regulation of financial institutions, legislative and regulatory analysis and advocacy, state and local taxation, unclaimed property, political action committee regulation, lobbying registration and reporting, professional licensure, environmental regulation, and government contracts.

PROFESSIONAL BACKGROUND

Prior to beginning the private practice of law in 1986, Raymond served as legislative and regulatory counsel to former Pennsylvania Governor Dick Thornburgh, Executive Director of the Pennsylvania Tax Commission, Director of the Governor's Office of Regulatory Relief, as a member-designee for the Governor's General Counsel on the Pennsylvania Board of Finance and Revenue, counsel to the Pennsylvania House Republican Floor Leader, and as an economic consultant.

Since 1983, Raymond has served as a Pennsylvania delegate to the Uniform Law Commission pursuant to successive appointments by Governor's Thornburgh, Casey, Ridge and the President Pro Tempore of the Pennsylvania Senate. As a Uniform Law Commissioner, he has chaired committees developing uniform asset forfeiture, emergency healthcare, and notarial laws; served a member of the 1995 and 2016 committee updating the Uniform Unclaimed Property Act and on drafting committees that prepared the Uniform Directed Trust Act, the Uniform Consumer Leasing Act and that proposed repeal of Article 6 of the Uniform Commercial Code.

In 2015 and 2016, Raymond served on the PA Supreme Court's Task Force on Elder Protection Law.

ACHIEVEMENTS

- 2010 Distinguished Services Award of the PA Bar Association for Pro Bono Efforts to Enact Uniform Laws in Pennsylvania

PROFESSIONAL / CIVIC ACTIVITIES

- American, Pennsylvania, and Dauphin County Bar Associations
- Former Member Board of Directors of the Capitol Region Chapter of the American Red Cross
- Unclaimed Property Professionals Organization
- Harrisburg Rotary Club
- Penn State Agriculture Extension Service Master Gardeners Program

SPEAKING ENGAGEMENTS

- Opportunities Presented by the Uniform Emergency Health Practitioner Act to respond to COVID-19 staff shortages, Federation of State Medical Boards, 21 September 2021

EDUCATION

- J.D., Georgetown University Law Center, 1976
- A.B., Georgetown University, 1970 *(cum laude)*

ADMISSIONS

- Bar of Pennsylvania
- United States Court of Appeals for the Third Circuit
- United States District Court for the Eastern District of Pennsylvania
- United States District Court for the Middle District of Pennsylvania
- United States District Court for the Western District of Pennsylvania

THOUGHT LEADERSHIP *POWERED BY HUB*

- 7 May 2026, PA Supreme Court Holds That Municipal Stormwater Charge Is a Tax, Not a Fee
- 23 September 2021, Pennsylvania's New Lobbying Equity Report: Short Legislation Leads to Long List of Questions
- 21 April 2020, COVID-19: Pennsylvania Enacts Legislation to Facilitate the Functioning of Business and Government during the COVID-19 Emergency
- 4 May 2017, New Pennsylvania Notary Law Takes Effect on October 26, 2017

- 17 March 2017, Pennsylvania Treasury Issues Guidance Document Interpreting 2016 Amendments to the Pennsylvania Unclaimed Property Law
- 13 October 2016, 2016 Changes to the Pennsylvania Power-of-Attorney Law
- 9 September 2016, What's New in the Revised Uniform Unclaimed Property Act?
- 27 July 2016, New Amendments to Pennsylvania's Unclaimed Property Law (2016)

OTHER PUBLICATIONS

- "Property Assessed Clean Energy Equipment Financing in Pennsylvania: Proceed with Caution," *PA Bankers Association*, 2019
- "Major Changes To Pennsylvania Arbitration Law To Take Effect July 1, 2019," *Pennsylvania Bar Association*, April 2019
- "Changes to PA Law Affecting Real Estate Transactions," *PA Bar Institute 2018 Real Estate Institute*, 7 December 2018
- "Pennsylvania Financial Institutions Sales Tax Update," *PA Bankers Association CFO Conference*, 5 November 2018
- "Pennsylvania Adopts Revised Uniform Arbitration Act," *Philadelphia Legal Intelligencer*, 6 July 2018
- "The Implications of Legislative Inaction to Address Issues Relating to Priority Disputes Between Open-End Mortgages and Mechans Liens," *paBanker, Official Magazine of the Pennsylvania Banker's Association*, Vol. 14.6., November-December 2012
- "Voluntarism in the Wake of Hurricane Katrina: The Uniform Emergency Volunteer Health Practitioners Act," *Disaster Medicine and Public Health Preparedness*, July 2007
- "Determining the Priority of Competing Claims to Collateral in the Revised Article 9 of the Uniform Commercial Code," *Prepared for Lorman Education Services' Revised Uniform Commercial Code Seminar*, 9 November 2001
- "Ten Steps to Ease the Transition: Revised Article 9 of the Uniform Commercial Code," *The Pennsylvania Banker*, July 2001
- "Changes in Filing Requirements for Financing Statements in the Revised Article 9 of the Uniform Commercial Code," *Prepared for the Pennsylvania Bar Institute's Revised UCC Article 9 Program*, 11, 23, 30 May 2001
- "Non-Uniform and Unique Provisions: Pennsylvania Amendments to Article 9 of the Uniform Commercial Code," *Presented at Pennsylvania Association of Community Bankers Attorneys' Clinic*, 19 March 2001
- "Summary of Amendments to Article 9 of the Uniform Commercial Code, Report to the Pennsylvania Senate Banking and Insurance Committee," *Prepared for the UCC Task Force of the Business Law Section of the Pennsylvania Bar Association*, 3 January 2001

NEWS & EVENTS

- 30 March 2023, American Bar Association's Economic Justice Summit, Hosted by American Bar Association

AREAS OF FOCUS

- Tax
- Environment and Energy
- Healthcare and FDA
- Land Use, Planning, and Zoning
- Professional Liability
- Public Policy and Law

INDUSTRIES

- Healthcare

REPRESENTATIVE EXPERIENCE

- Provision of multistate advice regarding campaign finance and lobbying registration requirements.
- Advice to banks regarding core processing services agreements
- Representation of clients in proceedings seeking to compel or oppose the disclosure of public records under the Pennsylvania Right to Know Law.
- Representative of high net worth individuals in personal income tax appeals involving pass-through income, residency issues, carry-interest and capital gains generated by the sale of partnership interests in improved property.
- Representation of depository institutions in complex sales and use tax audit, bank shares tax and realty transfer tax appeals.
- Counsel to banks subject to multi-state unclaimed property audits and to clients in multiple industries regarding unclaimed property compliance requirements.
- Representation of a consumer products company, a pharmaceutical company, and a petroleum by-products manufacturer in obtaining state and local economic development grants, loans and tax abatements.
- Defense of claims regarding wetlands encroachments and denials of wetland encroachment permits
- Representation of a nursing home association challenging the advertising practices of plaintiffs' trial attorneys
- Zoning appeals related to the expansion of limestone quarries and recycling businesses.

- Representation an assignee and processer of workers compensation pharmacy benefit claims, including the successful defense of claims the assignments violated Minnesota law
- Representation of Canadian Electric Utility in proposed development of a high-voltage electric power line beneath Lake Erie connecting Ontario with the PJM Grid
- Development of legislation for a state bankers' association modernizing the PA Bank Shares Tax, the Older Adult Protective Services Act, the Mechanics Lien Law, the Contractor and Subcontractor Payment Act, the Power of Attorney Law, the Motor Vehicle Sales Finance Act, the PA Unclaimed Property Act, the Sales and Use Tax Law and the Department of Banking and Securities Act, and developing a new PA Vacant and Abandoned Property Foreclosure Act.
- Challenges the issuance of federal and state community credit union charters
- Filing of amicus briefs for a state bankers association regarding multiple issues, including the recording of mortgage assignments, the replacement of trustees, sales and use tax and consumer finance issues
- Representation of a pharmacy association and chain drug stores challenging reductions in Medicaid reimbursement in PA, Arkansas, Louisiana and Michigan
- Defense of third party appeals of permits issued for the development of municipal waste landfills and an ethanol manufacturing facility and appeals of denials of permits for landfill expansions
- Representation of a developer of a municipal waste landfill in all aspects of project development, including real estate acquisition, zoning approval, environmental permitting and the sale of the facility
- Representation of a mortgage lender accused by the PA Human Relations Commission of lending discrimination through reverse red-lining based upon the statistical analysis of Home Mortgage Disclosure Act reports.
- Representation of pharmacists to retain or regain professional licensure following criminal convictions or indictments and regarding allegations of professional misconduct or Medicare/Medicaid fraud.
- Representation of a public drinking water utility in a complex array of more than 50 property tax assessment appeals before twelve PA counties and regarding the Public Utility Realty Tax Act before the PA Board of Finance and Revenue.
- Representation of nonprofit charitable associations and a professional fundraiser regarding compliance with the fundraising solicitation laws.
- Negotiation of indemnification of environmental liability for a contaminated industry property through transfer to a county redevelopment authority
- Representation of political action committees regarding violations of expense and contribution reporting requirements before the Federal Election Commission.
- Representation of a state chartered non-depository trust company seeking to exercise "parity" authority to operate a short term investment fund under OCC requirements rather than state regulatory requirements.

- Representation of clients undergoing government contract, grant, and lobbying disclosure act audits
- Representation of electric utilities with respect to the tax consequences of the de-regulation of electricity generation, and with respect to multiple subsequent appeals involving the assessment of the valuation of power plants and the application of utility gross receipts tax.