

Buchanan Settlements Launches A New Service in 1031 Exchange Services in Pennsylvania

Buchanan Settlement Services, a title and settlement company serving Pennsylvania for over 25 years, has introduced a service: Buchanan 1031 Exchange, LLC.

WAYNESBORO, PA, UNITED STATES, August 4, 2025 /EINPresswire.com/ -- Buchanan Settlement Services, a trusted title and settlement company serving Pennsylvania for over 25 years, has officially introduced a new affiliated service: [Buchanan 1031 Exchange, LLC](#). This offering provides clients with access to secure, streamlined, and attorney-supported [1031 exchange services in Pennsylvania](#) backed by qualified intermediaries and experienced professionals.



The launch of this new service is a natural extension of Buchanan's commitment to guiding real estate investors through complex property transactions. Buchanan 1031 Exchange, LLC is designed to support the full exchange process from start to finish with a focus on legal compliance, transparency, and risk mitigation.

Understanding 1031 Exchanges in Pennsylvania

The Internal Revenue Code Section 1031 enables investors to postpone capital gains tax payments when they sell investment or business-use properties by using the proceeds to acquire qualifying like-kind properties. The tax deferral tool remains effective but investors must follow precise timelines and IRS regulations when using it.

Investors need to find a replacement property within 45 days and finish the transaction within 180 days to stay compliant. The intricate nature of these requirements demands the essential support of a qualified intermediary.

A Trusted Intermediary Approach

Buchanan 1031 Exchange, LLC works closely with Buchanan Settlement Services to support the legal and title requirements of 1031 exchanges in Pennsylvania. Clients receive full-service coordination, including:

- Accurate title handling to ensure consistent ownership between the relinquished and replacement properties.
- Collaboration with qualified intermediaries who manage funds and execute the exchange process in accordance with IRS regulations.
- Preparation of documentation aligned with both federal tax codes and Pennsylvania state laws.
- Support with timing and deadlines, helping clients remain eligible for deferral.

The method minimizes the communication breakdowns and delays which typically occur when working with multiple third parties.

Enhancing Transparency and Security

The service features Exchange Manager ProSM as its patented software platform which provides real-time transaction updates. Clients, together with their advisors, can monitor progress while accessing important documents and tracking available funds through a single platform.

In addition, Buchanan 1031 Exchange, LLC, a [1031 exchange company in Pennsylvania](#), offers peace of mind with insurance coverage levels that meet or exceed industry standards, including:

- Fidelity Bond coverage
- Errors & Omissions insurance
- Cyber Liability insurance

The focus on protection provides investors with the security they want but other exchange facilitators typically fail to deliver.

Local Experience Meets Professional Support

With offices in Waynesboro and Chambersburg, Buchanan Settlement Services and Buchanan 1031 Exchange, LLC continue to serve the needs of real estate investors, developers, attorneys, and lenders across Pennsylvania. Clients benefit from decades of experience, deep familiarity with local property law, and access to Certified Exchange Specialists[®] (CES[®]) who are trained to guide exchanges from start to finish.

[Learn More](#)

To explore how Buchanan 1031 Exchange, LLC can assist with your next real estate transaction, visit

<https://www.buchanansettlements.com/1031-exchange>

or call Buchanan Settlement Services at (717) 762-1415.

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