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TOLL ROE	BERT I										
Form 4											
December 2										APPROVAL	
FORM	Л 4 _{UNITED}	STATES	SECU	RITIES	AND EX	CHA	NGE C	OMMISSION		AFFNOVAL	
					n, D.C. 20				Number:	3235-0287	
Check this box if no longer subject to Section 16. Form 4 or				SECU	RITIES				Expires: Estimated burden ho response.	urs per	
Form 5 obligations may continue. See Instruction 1(b). Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940											
(Print or Type	Responses)										
TOLL ROBERT I Symbol					nd Ticker or ERS INC		-	5. Relationship of Reporting Person(s) to Issuer			
(Last)	(First) (J	(Chec	k all applicab	le)	
() () ())))))))))))) ())))			te of Earliest Transaction hth/Day/Year) 9/2018				_X_ Director 10% Owner _X_ Officer (give title Other (specify below) Executive Chairman				
Filed(Mc								6. Individual or Joint/Group Filing(Check Applicable Line) _X_ Form filed by One Reporting Person Form filed by More than One Reporting			
HORSHAI	M, PA 19044							Person			
(City)	(State)	(Zip)	Tab	ble I - Non	-Derivative	Securi	ties Acqu	uired, Disposed of	, or Beneficia	ally Owned	
1.Title of Security (Instr. 3)2. Transaction Date (Month/Day/Year)2A. Deemed Execution Date, if any (Month/Day/Year)			Code (Instr. 3, 4 and 5) (Instr. 8) (A) or				5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)		
				Code V	Amount	(D)	Price	· · · ·		Robert I.	
Common Stock	12/19/2018			F	60,563	D	\$ 32.32	3,138,229	I	Toll Revocable Trust	
Common Stock	12/19/2018			М	138,933 (1)	A	\$ 0	3,277,162	Ι	Robert I. Toll Revocable Trust	
Common Stock								7,508,323	D		
								2,078	Ι	401(k) Plan	

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Common Stock										
Common Stock						163,005	Ι	Trusts		
Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly. Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number. SEC 1474 (9-02)										
Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)										
1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. 5. Number of TransactionDerivative Code Securities Acquired (Instr. 8) (A) or Disposed of (D) (Instr. 3, 4, and 5)			6. Date Exercisable and Expiration Date (Month/Day/Year)		7. Title and Underlying (Instr. 3 and	
				Code V	(A)	(D)	Date Exercisable	Expiration Date	Title	
Performance Based Restricted Stock Units	\$ 0	12/19/2018		М		138,933 (1)	12/19/2015 <u>(2)</u>	12/19/2018	Commor Stock	
Restricted Stock Units	\$ 0	12/20/2018		А	4,626		12/20/2019 <u>(3)</u>	12/20/2020	Commor Stock	

Reporting Owners

Reporting Owner Name / Address	Relationships							
	Director	10% Owner	Officer	Other				
TOLL ROBERT I 250 GIBRALTAR ROAD HORSHAM, PA 19044	Х		Executive Chairman					
Signatures								
/s/Kathryn G. Flanagan,attorney-in-fact		12/21/20	18					

**Signature of Reporting Person

Date

Explanation of Responses:

* If the form is filed by more than one reporting person, *see* Instruction 4(b)(v).

** Intentional misstatements or omissions of facts constitute Federal Criminal Violations. See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

(1) The performance requirement was met on December 10, 2015. The service requirement was met on December 19,2018.

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(2) The performance restricted stock units vest 25% on each December 19, 2015, 2016, 2017 and 2018.

(3) Vest 50% on 12/20/2019 and 2020. 100% of the shares are distributable on 1/19/2021.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure. Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.