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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 2873 Session of  
2022

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INTRODUCED BY COVINGTON, HILL-EVANS, HOHENSTEIN, SANCHEZ,  
MADDEN, KINKEAD, SIMS AND CIRESI, OCTOBER 14, 2022

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REFERRED TO COMMITTEE ON URBAN AFFAIRS, OCTOBER 14, 2022

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AN ACT

1 Amending the act of April 6, 1951 (P.L.69, No.20), entitled "An  
2 act relating to the rights, obligations and liabilities of  
3 landlord and tenant and of parties dealing with them and  
4 amending, revising, changing and consolidating the law  
5 relating thereto," in recovery of possession, providing for  
6 waiver of tenants' rights.

7 The General Assembly of the Commonwealth of Pennsylvania  
8 hereby enacts as follows:

9 Section 1. The act of April 6, 1951 (P.L.69, No.20), known  
10 as The Landlord and Tenant Act of 1951, is amended by adding a  
11 section to read:

12 Section 515. Waiver of Tenants' Rights.--(a) No lease may  
13 contain a provision that requires the tenant to waive or  
14 relinquish a right or that impairs a right of the tenant  
15 relating to the recovery of possession as provided in this act.

16 (b) It shall be a violation of this act for a landlord to  
17 require a tenant to execute, or coerce a tenant into executing,  
18 a lease that contains a provision in violation of subsection  
19 (a).

20 (c) A landlord that enters into a lease in violation of this

1 section shall forfeit and repay all rent and security deposits  
2 paid by the tenant under the lease.

3 Section 2. This act shall apply to leases entered into or  
4 renewed after the effective date of this section.

5 Section 3. This act shall take effect immediately.