
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 64

Session of
1987

INTRODUCED BY BOYES, JANUARY 28, 1987

REFERRED TO COMMITTEE ON BUSINESS AND COMMERCE,
JANUARY 28, 1987

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," further regulating notice to quit.

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

8 Section 1. Section 501 of the act of April 6, 1951 (P.L.69,
9 No.20), known as The Landlord and Tenant Act of 1951, repealed
10 in part April 28, 1978 (P.L.202, No.53), is amended to read:

11 Section 501. Notice to Quit.--(a) A landlord desirous of
12 repossessing real property from a tenant may notify, in writing,
13 the tenant to remove from the same at the expiration of the time
14 specified in the notice under the following circumstances,
15 namely, (1) Upon the termination of a term of the tenant, (2) or
16 upon forfeiture of the lease for breach of its conditions, (3)
17 or upon the failure of the tenant, upon demand, to satisfy any
18 rent reserved and due.

1 (b) In case of the expiration of a term or of a forfeiture
2 for breach of the conditions of the lease where the lease is for
3 any term of less than [one year] or equal to eighteen months or
4 for an indeterminate time, the notice shall specify that the
5 tenant shall remove within thirty days from the date of service
6 thereof, and when the lease is for [one year or more] more than
7 eighteen months, then within three months from the date of
8 service thereof. In case of failure of the tenant, upon demand,
9 to satisfy any rent reserved and due, the notice, if given on or
10 after April first and before September first, shall specify that
11 the tenant shall remove within fifteen days from the date of the
12 service thereof, and if given on or after September first and
13 before April first, then within thirty days from the date of the
14 service thereof.

15 (c) The notice above provided for may be for a lesser time
16 or may be waived by the tenant if the lease so provides.

17 (d) The notice provided for in this section may be served
18 personally on the tenant, or by leaving the same at the
19 principal building upon the premises, or by posting the same
20 conspicuously on the leased premises.

21 Section 2. This act shall take effect in 60 days.