

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1479 Session of  
1981

INTRODUCED BY BROWN, NOYE, CAWLEY, PISTELLA, WHITE, PERZEL,  
GANNON, PRATT, MORRIS, CIVERA AND BLAUM, JUNE 1, 1981

REFERRED TO COMMITTEE ON BUSINESS AND COMMERCE, JUNE 1, 1981

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," providing for the transfer of tenants'  
6 escrow funds when residential rental property is transferred.

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 511.4. Transfer of Escrow Funds.--Whenever title to  
13 residential rental property is transferred and the prior owner  
14 required security deposits pursuant to section 511.1, it shall  
15 be the duty and responsibility of the owner acquiring such  
16 residential rental property to obtain from the prior owner all  
17 security deposits with accumulated interest on such deposits.  
18 Until such time as the new owner obtains such security deposits  
19 and accumulated interest, the new owner shall not collect any

1 new or additional security deposits from any tenants in the  
2 transferred residential rental property.

3       Section 2. This act shall take effect immediately.