

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 855 Session of
2007

INTRODUCED BY PALLONE, BOYD, CALTAGIRONE, CARROLL, CREIGHTON,
FABRIZIO, GEIST, GIBBONS, HALUSKA, W. KELLER, KORTZ, KOTIK,
MAHONEY, MYERS, SONNEY AND WILLIAMS, MARCH 19, 2007

REFERRED TO COMMITTEE ON URBAN AFFAIRS, MARCH 19, 2007

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 disposition of abandoned
6 personal property.

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 505.1. Disposition of Abandoned Personal Property.--
13 After a tenant has relinquished possession of real property for
14 any reason and the landlord has regained possession, for a
15 period of ten days thereafter the landlord shall exercise
16 ordinary care with regard to any personal property that the
17 tenant or other person has left in or on the real property by
18 storage thereof upon the premises or elsewhere at the landlord's
19 option. If the landlord elects to have the personal property

1 removed from the premises, such removal shall be by any means
2 reasonably calculated to safeguard the personal property for the
3 time period specified herein, and should the personal property
4 be stored off the premises, the landlord shall not be required
5 to release the personal property except upon payment in full by
6 the tenant of the reasonable costs incurred in removal or
7 storage of the tenant's personal property. After this ten-day
8 period has expired, the landlord shall have no further
9 responsibility to the tenant or other person with regard to the
10 personal property and may, in his discretion, dispose of the
11 property.

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