

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1111 Session of  
2020

INTRODUCED BY FARNESE, BREWSTER, FONTANA, MUTH, SCHWANK,  
A. WILLIAMS, BLAKE, COLLETT, LEACH, BOSCOLA, COSTA, STREET,  
KEARNEY, HUGHES, L. WILLIAMS AND DINNIMAN, APRIL 13, 2020

REFERRED TO URBAN AFFAIRS AND HOUSING, APRIL 13, 2020

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 preliminary provisions, providing for  
6 effect of declaration of disaster emergency.

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 106. Effect of Declaration of Disaster Emergency.--

13 (a) It shall be deemed unlawful for a landlord to do any of the  
14 following during a disaster emergency declared by the Governor  
15 under 35 Pa.C.S. § 7301(c) (relating to general authority of  
16 Governor) due to an epidemic or pandemic:

17 (1) Evict or attempt to evict a tenant unemployed, separated  
18 from employment or unable to find employment as a result of the  
19 declaration of disaster emergency.

1     (2) Without the express consent of the tenant, enter the  
2 leased premises for purposes of showing the premises to  
3 prospective buyers or tenants.

4     (b) A landlord found to be in violation of this section  
5 shall be subject to a penalty of not less than five hundred  
6 dollars (\$500) per occurrence.

7     (c) This section shall apply only to residential leaseholds  
8 and not to commercial leaseholds.

9     Section 2. This act shall take effect immediately.