AN ACT

Amending Title 35 (Health and Safety) of the Pennsylvania Consolidated Statutes, in COVID-19 disaster emergency, providing for student tenant relief.

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

Section 1. Chapter 57 of Title 35 of the Pennsylvania Consolidated Statutes is amended by adding a subchapter to read:

SUBCHAPTER F

STUDENT TENANT RELIEF

Sec.
5751. Student tenant lease agreement termination.
§ 5751. Student tenant lease agreement termination.
(a) General rule.—Notwithstanding any other provision of law to the contrary, during the COVID-19 disaster emergency a student tenant who is renting housing for purposes of attending a school may terminate the lease agreement with no penalty or repayment requirements if the student tenant provides evidence
of one the following to the landlord:

(1) Proof that the student tenant has had an interruption in their lease due to a school closing or a school not opening.

(2) A letter from a physician or school medical staff that states it is unsafe for the student tenant to return to school or a rental property due to a medical condition that places the student tenant at an increased risk for COVID-19.

(b) Definitions.---As used in this section, the following words and phrases shall have the meanings given to them in this subsection unless the context clearly indicates otherwise:

"School." A college, university, community college or other institution of higher learning located in this Commonwealth.

"Student tenant." A student enrolled at a school.

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