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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 470

Session of  
1985

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INTRODUCED BY CORNELL, BUNT, GODSHALL, J. L. WRIGHT, TRELLO,  
CLYMER, PERZEL, CIMINI AND HERMAN, FEBRUARY 27, 1985

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REFERRED TO COMMITTEE ON BUSINESS AND COMMERCE,  
FEBRUARY 27, 1985

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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," changing the time for removal after notice  
6 is given.

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

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10 No.20), known as The Landlord and Tenant Act of 1951, repealed  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

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

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

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

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

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