
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1774 Session of
2015

INTRODUCED BY R. BROWN, BARRAR, COHEN, DAVIS, EMRICK, GIBBONS,
A. HARRIS, HEFFLEY, MALONEY, MILLARD, O'NEILL, THOMAS AND
TOEPEL, JANUARY 5, 2016

REFERRED TO COMMITTEE ON URBAN AFFAIRS, JANUARY 5, 2016

AN ACT

1 Amending Title 68 (Real and Personal Property) of the
2 Pennsylvania Consolidated Statutes, in general provisions
3 relating to condominiums, cooperatives and planned
4 communities, providing for complaints filed with Bureau of
5 Consumer Protection.

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

8 Section 1. Title 68 of the Pennsylvania Consolidated
9 Statutes is amended by adding sections to read:

10 § 3114. Complaints filed with Bureau of Consumer Protection.

11 (a) General rule.--The Bureau of Consumer Protection in the
12 Office of Attorney General shall investigate or mediate a
13 complaint filed with the bureau by a person who is a unit owner
14 against the association in which the person is a member for a
15 violation of any right or benefit of a unit owner as established
16 by this subpart or a bylaw, rule or regulation adopted by the
17 association.

18 (b) Construction.--Nothing in this section shall be
19 construed to affect or impair the right of a unit owner or

1 association to pursue a private cause of action or seek other
2 relief, as authorized by law.

3 § 4114. Complaints filed with Bureau of Consumer Protection.

4 (a) General rule.--The Bureau of Consumer Protection in the
5 Office of Attorney General shall investigate or mediate a
6 complaint filed with the bureau by a person who is a proprietary
7 lessee against the association in which the person is a member
8 for a violation of any right or benefit of a proprietary lessee
9 as established by this subpart or a bylaw, rule or regulation
10 adopted by the association.

11 (b) Construction.--Nothing in this section shall be
12 construed to affect or impair the right of a person who is a
13 proprietary lessee or association to pursue a private cause of
14 action or seek other relief, as authorized by law.

15 § 5115. Complaints filed with Bureau of Consumer Protection.

16 (a) General rule.--The Bureau of Consumer Protection in the
17 Office of Attorney General shall investigate or mediate a
18 complaint filed with the bureau by a person who is a unit owner
19 against the association in which the person is a member for a
20 violation of any right or benefit of a unit owner as established
21 by this subpart or a bylaw, rule or regulation adopted by the
22 association.

23 (b) Construction.--Nothing in this section shall be
24 construed to affect or impair the right of a unit owner or
25 association to pursue a private cause of action or seek other
26 relief, as authorized by law.

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