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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 799 Session of  
2017

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INTRODUCED BY DAVIS, MILLARD, GALLOWAY, McNEILL, NEILSON, THOMAS  
AND GILLEN, MARCH 10, 2017

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REFERRED TO COMMITTEE ON LOCAL GOVERNMENT, MARCH 10, 2017

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AN ACT

1 Amending the act of July 31, 1968 (P.L.805, No.247), entitled,  
2 as amended, "An act to empower cities of the second class A,  
3 and third class, boroughs, incorporated towns, townships of  
4 the first and second classes including those within a county  
5 of the second class and counties of the second through eighth  
6 classes, individually or jointly, to plan their development  
7 and to govern the same by zoning, subdivision and land  
8 development ordinances, planned residential development and  
9 other ordinances, by official maps, by the reservation of  
10 certain land for future public purpose and by the acquisition  
11 of such land; to promote the conservation of energy through  
12 the use of planning practices and to promote the effective  
13 utilization of renewable energy sources; providing for the  
14 establishment of planning commissions, planning departments,  
15 planning committees and zoning hearing boards, authorizing  
16 them to charge fees, make inspections and hold public  
17 hearings; providing for mediation; providing for transferable  
18 development rights; providing for appropriations, appeals to  
19 courts and penalties for violations; and repealing acts and  
20 parts of acts," in zoning, further providing for ordinance  
21 provisions.

22 The General Assembly of the Commonwealth of Pennsylvania

23 hereby enacts as follows:

24 Section 1. Section 603 of the act of July 31, 1968 (P.L.805,  
25 No.247), known as the Pennsylvania Municipalities Planning Code,  
26 is amended by adding a subsection to read:

27 Section 603. Ordinance Provisions.--\* \* \*

1       (m) A zoning ordinance may allow a municipality to classify  
2 as a hotel for zoning purposes any residential rental property  
3 that has a lease term of less than one month and to restrict the  
4 location of the hotel accordingly. This subsection may not apply  
5 when the individuals residing in the building are related to the  
6 building owner by blood, marriage, adoption or guardianship.

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