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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 2836 Session of  
2020

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INTRODUCED BY FIEDLER, A. DAVIS, CEPHAS, HILL-EVANS, GALLOWAY,  
ZABEL, CALTAGIRONE, CIRESI, KINSEY, McCLINTON, DERMODY,  
STURLA, YOUNGBLOOD, SOLOMON, DRISCOLL, HARRIS, SHUSTERMAN,  
GREEN, SANCHEZ, ROZZI, DeLUCA, KENYATTA, DEASY, MADDEN,  
WILLIAMS, DALEY, COMMITTA, SCHLOSSBERG, RABB, ISAACSON,  
HOHENSTEIN, BULLOCK, KRUEGER AND LEE, SEPTEMBER 14, 2020

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REFERRED TO COMMITTEE ON CONSUMER AFFAIRS, SEPTEMBER 14, 2020

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AN ACT

1 Amending Title 35 (Health and Safety) of the Pennsylvania  
2 Consolidated Statutes, in COVID-19 disaster emergency,  
3 imposing a moratorium on evictions and foreclosures; and, in  
4 Commonwealth services, further providing for general  
5 authority of Governor.

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

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

10 SUBCHAPTER F

11 MORATORIUM ON EVICTIONS AND FORECLOSURES

12 § 5751. Imposition of moratorium.

13 (a) General rule.--Notwithstanding any other provision of  
14 law, residential evictions and foreclosures are suspended during  
15 the COVID-19 disaster emergency. The moratorium period shall  
16 extend until December 31, 2020.

17 (b) Applicability.--The moratorium under subsection (a)

1 shall also apply to any residential eviction or foreclosure  
2 commenced between August 31, 2020, and the effective date of  
3 this section.

4 (c) Construction.--Nothing in this section shall be  
5 construed to limit the Governor's authority or powers under  
6 Chapter 73 (relating to Commonwealth services).

7 Section 2. Section 7301(f) of Title 35 is amended by adding  
8 a paragraph to read:

9 § 7301. General authority of Governor.

10 \* \* \*

11 (f) Additional powers.--In addition to any other powers  
12 conferred upon the Governor by law, the Governor may:

13 \* \* \*

14 (10) Notwithstanding any other provisions of law, place  
15 a moratorium on evictions and foreclosures in this  
16 Commonwealth or specific counties during a disaster  
17 emergency. A moratorium enacted under this paragraph shall  
18 extend for 90 days after the disaster emergency has expired  
19 or been terminated, unless sooner rescinded by the Governor.

20 Section 3. This act shall take effect immediately.