



## HOUSE COMMITTEE ON APPROPRIATIONS

# FISCAL NOTE

HOUSE BILL NO. 975

PRINTERS NO. 4131

PRIME SPONSOR: Dean

### COST / (SAVINGS)

FUND	FY 2016/17	FY 2017/18
General Fund	\$0	\$0
Municipal Funds	\$0	\$0

**SUMMARY:** Amends The Landlord and Tenant Act (Act 20 of 1951) to permit the early termination of leases by individuals with disabilities and for senior citizens. This legislation would take effect immediately and would be applicable to leases entered into or extended on or after the legislation's effective date.

**ANALYSIS:** This legislation amends The Landlord and Tenant Act to allow for the early release from a lease when the tenant has a disability or is a senior citizen and is being moved to a licensed long-term care service provider or moving to a family member's residence to receive home health care for six months or more.

When a tenant requests an early termination of lease, he/she must submit the following information to the landlord:

- Written notice delivered to the landlord in accordance with the lease terms 60 days prior to the proposed early termination date informing the landlord of the tenant's required admission to a licensed long-term care service provider or need to move to a family member's residence for health purposes for more than six months;
- Certified documentation signed by a licensed physician indicating that the tenant is unable to continue living independently for medical reasons and requires admission to a licensed long-term care service provider or needs to receive care from a home health care agency for a period of no less than six months; and
- If applicable, a notarized statement from the tenant's family member attesting to the fact that the tenant is a relative and will be moving into the family member's residence to receive care for six months or more.

This legislation does not excuse a tenant from liabilities for rent or any other obligation incurred under a lease prior to the termination date in the lease.

**FISCAL IMPACT:** This legislation would have no adverse fiscal impact on Commonwealth or municipal funds.

**PREPARED BY:** Tim Rodrigo  
House Appropriations Committee (R)

**DATE:** October 25, 2016

*Estimates are calculated using the best information available. Actual costs and revenue impact incurred may vary from estimates.*