



# HOUSE COMMITTEE ON APPROPRIATIONS

## FISCAL NOTE

SENATE BILL NO. 863

PRINTERS NO. 1660

PRIME SPONSOR: Scavello

### COST / (SAVINGS)

FUND	FY 2019/20	FY 2020/21
General Fund	\$0	\$0

**SUMMARY:** Senate Bill 863, Printer's Number 1660, adds recreational campgrounds and campground owners to the existing rights and protections for hotels and hotelkeepers.

**ANALYSIS:** This bill amends Chapter 13 (Hotels) within Title 48 (Lodging and Housing) of the Pennsylvania Consolidated Statutes ensuring campground owners are entitled to the same rights, responsibilities and protections as hotelkeepers.

It specifically defines campground owner as "a person or entity which owns a recreational campground" and does not include the Department of Conservation and National Resources. Recreational campground is defined as "a lodging establishment organized to accommodate five or more separate, designated campsites for shelter in either privately-owned or campground-owned lodging. The property may include amenities, such as site-specific electric and sewer hookups, public bathhouses, convenience stores, recreational areas and pools. The campground may permit seasonal sites. Seasonal guests shall not be required to have month-to-month agreements. Approved guests may leave their trailer on the site throughout the year but may not maintain a permanent residence. The term shall not include a recreational vehicle or tent campsite in a State park."

Additional language is amended to provide campground owners with the same rights as hotel keepers to refuse or deny accommodations, facilities or privileges of a lodging establishment. It also states that a campground owner refusing or denying accommodations, facilities or privileges of a lodging establishment for any of the reasons specified shall not be liable in a civil action or for a fine or penalty based on the refusal or denial.

A campground owner must post a notice to guests to secure their personal belongings in their hotel room or campground-owned lodging before leaving their room. If the guests fail to do so, the hotelkeeper or campground owner will not be liable for any personal property or baggage that is stolen. No campground owner, whether individual, partnership or corporation, shall be liable for loss or damage to property suffered by a guest. Additional language is amended to include campground owners in related provisions addressing baggage and sale proceeds.

The bill also adds a new section that provides for the handling of abandoned guest property at recreational campgrounds. A campground owner shall disclose the abandoned property policy of the recreational campground in signed waivers for all guests, including guests with seasonal agreements. If a guest claims abandoned property within 10 days of the end date of the guest's state or seasonal agreement, the campground owner has a duty to hold the property for an additional 10 days. If the guest does not collect their property within 10 days of claiming the property, a campground owner may keep or dispose of the abandoned property.

This legislation would take effect in 60 days upon enactment.

**FISCAL IMPACT:** Enactment of this legislation will have no impact on Commonwealth funds.

**PREPARED BY:**

Jeffrey Clukey  
House Appropriations Committee (R)

**DATE:** May 20, 2020

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