



Senate of Pennsylvania

Senator Larry Farnese

1st Senatorial District

MEMO

Date: *December 7, 2010*
To: *All Senators*
From: *Senator Larry Farnese*
Subject: *Co-sponsorship Memo – Bed Bug Infestations*

In the near future, I will be re-introducing Senate Bill 1493 of the 2009-2010 Legislative Session, a free-standing act that will address the growing health concerns regarding bed bug infestations in multi-unit buildings and hotels.

Due to a rise in bed bug infestations nationwide and in Pennsylvania, particularly in Philadelphia, I believe legislation mitigating the infestation of these pests is imperative for the state to not only continue as a competitive tourist destination but also to ensure the health interests of our residents are being protected. The aim of my proposed legislation is to establish procedures to prevent and eradicate bed bugs in certain residential properties and hotels.

The legislation will address the public health concerns associated with bed bug infestations in several ways:

It will require an owner or landlord of a multi-unit building to maintain a clean and safe living environment free of bedbugs. It provides that property owners are responsible for the maintenance of a bed bug-free facility and must remove bed bugs at their own expense upon notification of their presence. The legislation would also provide that any owner or landlord who does not take prompt actions to remedy a bed bug infestation in a property upon written notice will be financially liable for the consequences. Such financial liability would include penalties or fines

enforceable by the appropriate local governing authority in accordance with the number of dwelling units and common areas affected by an infestation.

This bill will also require certification that no more than 30 days prior to a new lease term or a new tenant commencing occupancy of a dwelling unit that the unit has been inspected by a professional pest control specialist and is bed bug-free. This will be done at the owner's expense. They must also have the common areas of the property inspected by a professional pest control specialist every six months at their own expense and include the date of the most recent inspection in the lease.

The legislation would also provide for additional legal rights and responsibilities for both owners and tenants in ensuring bed bug infestations are mitigated. This would include tenant liability if they have not notified the owner of a known infestation.

The bill would also require written certification to hotel guests upon check-in that the facilities, including a percentage of bedrooms and common areas such as lobbies, restaurants and lounges, have been inspected by a professional pest control specialist for and are free of bed bugs. The inspections will be required on a quarterly basis.

The legislation would also require an owner of a hotel, upon written or verbal notice from a guest, immediately takes steps to eradicate any bed bug infestation at the owner's cost. Hotel owners who do not take prompt and appropriate actions to eradicate the infestation would face fines enforceable by the appropriate local governing authority in accordance with the number of infested bedrooms and common areas.

Co-sponsors of Senate Bill 1493 include Senators Washington , Tartaglione, Fontana , Rafferty , O'Pake , Costa , Stout , D. White and Hughes.

If you are interested in co-sponsoring this legislation, please contact Brandie Pifer at 717-787-5662 or at bpifer@pasenate.com. If you have any questions, please contact Sally Keaveney at 717-787-5662 or via email at skeaveney@pasenate.com.