

ANTHONY M. DeLUCA, MEMBER

115 IRVIS OFFICE BUILDING
P.O. BOX 202032
HARRISBURG, PENNSYLVANIA 17120-2032
PHONE: (717) 783-1011
FAX: (717) 772-9937

7205 SALTSBURG ROAD
PITTSBURGH, PENNSYLVANIA 15235
PHONE: (412) 793-2448
FAX: (412) 793-7495



House of Representatives
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MEMO

January 11, 2011

TO: All House Members

FROM: Rep. Tony DeLuca

Handwritten signature of Tony DeLuca in black ink.

SUBJECT: Proposed legislation – amendment to the Landlord/Tenant Act, multiple dwelling premises (HB650 of 2009)

In the near future I will be re-introducing legislation (HB 650 from last session) requiring large multiple dwelling landlords to have a 24-hour monitored security system, where there are 26 dwellings or more.

People who live in large apartment complexes want a safe and secure environment for themselves and for their children. It is something that should be taken for granted and most landlords ensure, by various means, a safe and secure place for their tenants to live. This is the way it should be. However, increasingly, often as a cost-saving measure, to increase personal profits, owners neglect to provide this basic need.

Personal security should not be an afterthought, or a luxury. Nevertheless, far too often, landlords fail to provide little in the way of security. This results in an over reliance on local authorities to provide what should already be in place - providing security for those living in the complexes. Local authorities find themselves spending much of their budgets frequently returning to the same complexes over and over again. This causes an unbalanced concentration of their already limited budgets and manpower, to one area of their municipality, while the rest of the community suffers.

My proposal will amend the Landlord/Tenant Act by requiring the owners of apartment complexes with more than 26 units to have a 24-hour monitored security system in place for the protection and safety of tenants. It is important that owners provide a certain level of security for the safety and well-being of their tenants in these large complexes.

If you would like to join me in co-sponsoring this bill please contact my office via email at ldolfi@pahouse.net. Thank you.