

TINA DAVIS, MEMBER
106 EAST WING
P.O. BOX 202141
HARRISBURG, PENNSYLVANIA 17120-2141
(717) 783-4903
FAX: (717) 783-0682

3611 GREEN LANE
LEVITTOWN, PENNSYLVANIA 19057
(215) 943-8669
FAX: (215) 943-2434
WEBSITE: WWW.PAHOUSE.COM/DAVIS



House of Representatives
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

COMMITTEES

COMMERCE
GAMING OVERSIGHT
VETERANS AFFAIRS AND EMERGENCY
PREPAREDNESS

SOUTHEAST DELEGATION, SECRETARY

MEMORANDUM

TO: Members of the House of Representatives
FROM: Representative Tina Davis *TMD*
106 East Wing
DATE: June 7, 2011
SUBJECT: Co-sponsorship – Tenants’ Rights to Foreclosure Notices

In the near future, I intend to introduce legislation that amending the Landlord and Tenant Act of 1951, which will require landlords to provide a certified copy of foreclosure notices to all tenants of a property under threat of foreclosure.

My proposal inserts a new article, the Tenants’ Right to Disclosure, into the Act of April 6, 1951 (P.L. 69, No. 20), which compels fixed-term tenancy landlords to provide a certified copy of a foreclosure notice at least 60 days prior to the termination date specified in the notification. Furthermore, month-to-month tenants and week-to-week tenants are also protected under this legislation by a provision that requires landlords to provide the tenants with certified documentation at least 30 days prior to the termination date.

Currently, landlords are not required to provide notice to tenants when a foreclosure notice has been delivered to the property owner. Without proper notice, tenants are then forced to remove their personal property and relocate to a new residence at the time of the foreclosure. This experience can be extremely devastating for individuals and families. As members of the General Assembly, it is our duty to continue to protect the residents of this great Commonwealth and assure that Pennsylvania continues to be a great place to live. This legislation can do just that by assisting residents who rent or lease properties from being negatively affected by the foreclosure of their rental property with proper notification.

Please join me in cosponsoring this important legislation by contacting Debbie Brady at 717-783-4903 or dbrady@pahouse.net.