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MEMORANDUM

TO: Members of the House of Representatives  
FROM: Representative Tina Davis  
DATE: August 2, 2011  
SUBJECT: Co-sponsorship – Tenants’ Rights to Foreclosure Notices: Revised HB 1764

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

My proposal inserts a new section, Section 302.1 (Notice of Foreclosure), into the Act of April 6, 1951 (P.L. 69, No. 20), which compels landlords to provide written notice to all tenants of the property if they receive notification of foreclosure. The notification provided must be given at least 90 days prior to the sale of the property. Previously, I introduced language that would have inserted a new article into the act, but this legislation will replace HB 1764.

Currently, landlords are not required to inform tenants when a foreclosure notice has been delivered to the property owner. Without timely notification, tenants are forced to abruptly remove their personal possessions and relocate to a new residence. Such an experience can be extremely devastating for individuals and families, especially children. 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. My legislation can do just that by guaranteeing timely notice of foreclosure to residents who rent or lease properties.

Please join me in cosponsoring this important legislation by contacting Debbie Brady at 717-783-4903 or [dbrady@pahouse.net](mailto:dbrady@pahouse.net).