

## AN ACT

1 Amending Title 53 (Municipalities Generally) of the Pennsylvania  
2 Consolidated Statutes, in preemptions, providing for  
3 occupation of dwelling units.

4 The General Assembly of the Commonwealth of Pennsylvania  
5 hereby enacts as follows:

6 Section 1. Title 53 of the Pennsylvania Consolidated  
7 Statutes is amended by adding a section to read:

8 § 305. Occupation of dwelling units.

9 (a) General rule.--Except as provided in subsection (b), no  
10 ordinance enacted by a municipality shall prohibit the  
11 occupation of a dwelling unit based on:

12 (1) the individual's matriculation status; or

13 (2) the number of unrelated individuals sharing the  
14 dwelling unit.

15 (b) Limitations.--The authorization in subsection (a) shall  
16 be based on:

17 (1) reasonable and sufficient on-street and off-street  
18 parking for the number of vehicles registered to or driven by

1 the occupants of the dwelling unit;

2 (2) that no more than two individuals per bedroom may  
3 occupy the dwelling unit; and

4 (3) that the dwelling unit does not have any unique  
5 health and safety concerns or unresolved code violations.

6 (c) Remedy.--This section preempts any ordinance or  
7 regulation insofar as it is inconsistent with this section,  
8 regardless of the effective date of the ordinance or regulation.

9 (d) Definition.--As used in this section, the term  
10 "matriculation" means the state of being enrolled in a  
11 postsecondary educational institution, including reasonable  
12 periods of time before and between periods of matriculation.

13 Section 2. This act shall take effect in 60 days.