

## AN ACT

1 Amending Title 68 (Real and Personal Property) of the  
2 Pennsylvania Consolidated Statutes, in general provisions  
3 relating to condominiums, cooperatives and planned  
4 communities, providing for complaints filed with Bureau of  
5 Consumer Protection.

6 The General Assembly of the Commonwealth of Pennsylvania  
7 hereby enacts as follows:

8 Section 1. Title 68 of the Pennsylvania Consolidated  
9 Statutes is amended by adding sections to read:

10 § 3114. Complaints filed with Bureau of Consumer Protection.

11 (a) General rule.--The Bureau of Consumer Protection in the  
12 Office of Attorney General shall investigate or mediate a  
13 complaint filed with the bureau by a person who is a unit owner  
14 against the association in which the person is a member for a  
15 violation of any right or benefit of a unit owner as established  
16 by this subpart or a bylaw, rule or regulation adopted by the  
17 association.

18 (b) Construction.--Nothing in this section shall be  
19 construed to affect or impair the right of a unit owner or

1 association to pursue a private cause of action or seek other  
2 relief, as authorized by law.

3 § 4114. Complaints filed with Bureau of Consumer Protection.

4 (a) General rule.--The Bureau of Consumer Protection in the  
5 Office of Attorney General shall investigate or mediate a  
6 complaint filed with the bureau by a person who is a proprietary  
7 lessee against the association in which the person is a member  
8 for a violation of any right or benefit of a proprietary lessee  
9 as established by this subpart or a bylaw, rule or regulation  
10 adopted by the association.

11 (b) Construction.--Nothing in this section shall be  
12 construed to affect or impair the right of a person who is a  
13 proprietary lessee or association to pursue a private cause of  
14 action or seek other relief, as authorized by law.

15 § 5115. Complaints filed with Bureau of Consumer Protection.

16 (a) General rule.--The Bureau of Consumer Protection in the  
17 Office of Attorney General shall investigate or mediate a  
18 complaint filed with the bureau by a person who is a unit owner  
19 against the association in which the person is a member for a  
20 violation of any right or benefit of a unit owner as established  
21 by this subpart or a bylaw, rule or regulation adopted by the  
22 association.

23 (b) Construction.--Nothing in this section shall be  
24 construed to affect or impair the right of a unit owner or  
25 association to pursue a private cause of action or seek other  
26 relief, as authorized by law.

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