

LANDLORD AND TENANT ACT OF 1951 - NOTICE TO QUIT, APPLICABILITY
AND EDITORIAL CHANGE

Act of Jul. 17, 2024, P.L. 944, No. 88

Cl. 68

Session of 2024

No. 2024-88

SB 1236

AN ACT

Amending the act of April 6, 1951 (P.L.69, No.20), entitled "An act relating to the rights, obligations and liabilities of landlord and tenant and of parties dealing with them and amending, revising, changing and consolidating the law relating thereto," in preliminary provisions, further providing for definitions; in recovery of possession, further providing for notice to quit; in repeals, providing for applicability; and making an editorial change.

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

Section 1. Section 102 of the act of April 6, 1951 (P.L.69, No.20), known as The Landlord and Tenant Act of 1951, is amended by adding a definition to read:

Section 102. Definitions.--As used in this act--

* * *

"Tenant" means a person who occupies the land or premises of another in subordination to the other's title and with the other's express or implied consent, including, but not limited to, oral or written leases or acceptance of rent by an owner or their agent.

* * *

Section 2. Section 501 of the act is amended by adding a subsection to read:

Section 501. Notice to Quit.--* * *

(g) This section shall not apply to a landlord desirous of repossessing real property from a person who is not, nor ever has been, a tenant of the real property.

Section 3. Article VI heading of the act is amended to read:

ARTICLE VI.

[REPEALS.] **MISCELLANEOUS PROVISIONS.**

Section 4. The act is amended by adding a section to read:

Section 603. Applicability.--This act shall not apply to a person who is not, nor ever has been, a tenant.

Section 5. This act shall take effect in 60 days.

APPROVED--The 17th day of July, A.D. 2024.

JOSH SHAPIRO