

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL
No. 1068 Session of
1975

INTRODUCED BY ZEARFOSS, RYAN, WORRILOW, LYNCH AND WHITTLESEY,
APRIL 21, 1975

REFERRED TO COMMITTEE ON BUSINESS AND COMMERCE, APRIL 22, 1975

AN ACT

1 Amending the act of July 3, 1963 (P.L.196, No.117), entitled "An
2 act relating to the ownership of real property, the division
3 thereof into units, the submission of real property to the
4 provisions of this act and the withdrawal of such property
5 from the provisions of this act; providing for the
6 improvement, management, operation, assessment and taxation
7 of such property; establishing certain procedures in
8 connection therewith; providing for the conveyancing, leasing
9 and mortgaging thereof; establishing a procedure for the
10 assessment and collection of certain expenses with respect
11 thereto; setting forth certain lien rights with respect
12 thereto; providing procedures for the exercise of eminent
13 domain in certain cases; and providing for the recording of
14 certain information," providing certain rights for elderly
15 tenants of buildings subjected to the act.

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

18 Section 1. The act of July 3, 1963 (P.L.196, No.117), known
19 as the "Unit Property Act," is amended by adding a section to
20 read:

21 Section 406. Rights of Elderly Tenants of Buildings
22 Subjected to Act.--(a) Any tenant sixty-five years of age or
23 older who is leasing and occupying a house or an apartment in a
24 building submitted to the provisions of this act shall, at his

1 option, be entitled to have his existing lease extended for a
2 one-year term or terms not exceeding three years and to occupy
3 such apartment or other unit upon the same terms, conditions,
4 rights and obligations existing in the lease prior to the
5 extension thereof in accordance with this subsection.

6 (b) At the expiration of the lease as extended pursuant to
7 subsection (a), the owner of the apartment or unit shall
8 reimburse the tenant for the present value of improvements
9 placed or installed in the apartment or unit by the tenant
10 during the extension or extensions of such lease.

11 (c) This section shall not be construed to:

12 (1) Prohibit the extension of a lease by a tenant who was
13 not a party to the lease provided the spouse of the tenant was a
14 party to the lease and resides with the tenant.

15 (2) Prohibit the sale or conveyance of the house, apartment
16 or unit subject to the terms of the lease as extended.

17 (d) Before increasing rent to tenants sixty-five years of
18 age or over, with a total income of nine thousand nine hundred
19 and ninety-nine dollars per year, a landlord shall receive the
20 approval of the Department of Community Affairs. The department
21 may promulgate such rules and regulations as is deems necessary
22 to effectuate the provisions of this act.