
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 470

Session of
1985

INTRODUCED BY CORNELL, BUNT, GODSHALL, J. L. WRIGHT, TRELLO,
CLYMER, PERZEL, CIMINI AND HERMAN, FEBRUARY 27, 1985

REFERRED TO COMMITTEE ON BUSINESS AND COMMERCE,
FEBRUARY 27, 1985

AN ACT

1 Amending the act of April 6, 1951 (P.L.69, No.20), entitled "An
2 act relating to the rights, obligations and liabilities of
3 landlord and tenant and of parties dealing with them and
4 amending, revising, changing and consolidating the law
5 relating thereto," changing the time for removal after notice
6 is given.

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

9 Section 1. Section 501 of the act of April 6, 1951 (P.L.69,
10 No.20), known as The Landlord and Tenant Act of 1951, repealed
11 in part April 28, 1978 (P.L.202, No.53), is amended to read:

12 Section 501. Notice to Quit.--A landlord desirous of
13 repossessing real property from a tenant may notify, in writing,
14 the tenant to remove from the same at the expiration of the time
15 specified in the notice under the following circumstances,
16 namely, (1) Upon the termination of a term of the tenant, (2) or
17 upon forfeiture of the lease for breach of its conditions, (3)
18 or upon the failure of the tenant, upon demand, to satisfy any
19 rent reserved and due.

1 In case of the expiration of a term or of a forfeiture for
2 breach of the conditions of the lease where the lease is for any
3 term of less than one year or for an indeterminate time, the
4 notice shall specify that the tenant shall remove within thirty
5 days from the date of service thereof, and when the lease is for
6 one year or more, then within three months from the date of
7 service thereof. In case of failure of the tenant, upon demand,
8 to satisfy any rent reserved and due, the notice, if given on or
9 after April first and before September first, shall specify that
10 the tenant shall remove within [fifteen] seven days from the
11 date of the service thereof, and if given on or after September
12 first and before April first, then within [thirty] fifteen days
13 from the date of the service thereof.

14 The notice above provided for may be for a lesser time or may
15 be waived by the tenant if the lease so provides.

16 The notice provided for in this section may be served
17 personally on the tenant, or by leaving the same at the
18 principal building upon the premises, or by posting the same
19 conspicuously on the leased premises.

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