

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2038

Session of
1987

INTRODUCED BY FREEMAN, ARGALL, BELARDI, KUKOVICH, ACOSTA,
JOSEPHS, VEON, PISTELLA AND RICHARDSON, DECEMBER 2, 1987

AS REPORTED FROM COMMITTEE ON BUSINESS AND COMMERCE, HOUSE
OF REPRESENTATIVES, AS AMENDED, JUNE 28, 1988

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," further providing for notice to quit.

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

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9 No.20), known as The Landlord and Tenant Act of 1951, repealed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

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

1 **(b)** In case of the expiration of a term or of a forfeiture
2 for breach of the conditions of the lease where the lease is for
3 any 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 days from the date of the
11 service thereof, and if given on or after September first and
12 before April first, then within thirty days from the date of the
13 service thereof.

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

16 **(d)** The notice provided for in this section may be served
17 personally on the tenant, OR BY MAILING THE NOTICE TO THE TENANT <—
18 BY REGULAR MAIL, or by leaving the same at the principal
19 building upon the premises, or by posting the same conspicuously
20 on the leased premises.

21 **(e)** A landlord of a multiple dwelling consisting of ten or
22 more units for which public funds have been expended for
23 construction, and which rents only to tenants of low and
24 moderate income, as provided for in regulations of the
25 Department of Housing and Urban Development, shall give a tenant
26 ninety days notice to quit for any reason other than for a
27 failure to pay rent, for damage to the rental property caused by
28 the tenant or for any other violation of the lease.

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