

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2512 Session of  
1990

INTRODUCED BY FREEMAN, JOSEPHS, WILLIAMS, LAUGHLIN, TRELLO,  
CAWLEY, VAN HORNE, BELARDI, VEON, BATTISTO, MERRY, CORRIGAN,  
YANDRISEVITS, PISTELLA, DALEY, HOWLETT AND JAMES,  
MAY 21, 1990

REFERRED TO COMMITTEE ON BUSINESS AND COMMERCE, MAY 21, 1990

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9 No.20), known as The Landlord and Tenant Act of 1951, repealed  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, that rents only to tenants of low and moderate  
24 income, as provided for in regulations of the Department of  
25 Housing and Urban Development, shall give a tenant ninety days'  
26 notice to quit for any reason other than for a failure to pay  
27 rent, for damage to the rental property caused by the tenant or  
28 for any other violation of the lease.

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