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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 237 Session of  
1997

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INTRODUCED BY BISHOP, TIGUE, THOMAS, TRELLO, RAMOS, ITKIN,  
YOUNGBLOOD, PESCI, STEELMAN AND WASHINGTON, FEBRUARY 4, 1997

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REFERRED TO COMMITTEE ON CONSUMER AFFAIRS, FEBRUARY 4, 1997

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AN ACT

1 Requiring landlords to grant medical access; providing for  
2 termination of residential leases for terminal or mental  
3 illness; and making a repeal.

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

6 Section 1. Short title.

7 This act shall be known and may be cited as the Residential  
8 Lease Protection for Illness Act.

9 Section 2. Definitions.

10 The following words and phrases when used in this act shall  
11 have the meanings given to them in this section unless the  
12 context clearly indicates otherwise:

13 "Certified illness." Terminal or mental illness certified by  
14 a physician.

15 Section 3. Scope.

16 This act shall apply to residential leases.

17 Section 4. Access.

18 If a tenant has a certified illness, the landlord shall

1 provide for access to the tenant's dwelling by a person  
2 designated in writing by the tenant or the tenant's physician.

3 Section 5. Termination.

4 (a) General rule.--A tenant with a certified illness may  
5 terminate the tenant's lease upon one month's written notice if  
6 the tenant did not have knowledge or reason to know about the  
7 illness at the time they entered into the lease. The written  
8 notice must contain the physician's certification.

9 (b) Applicability.--This section shall apply to leases  
10 entered into or renewed on or after the effective date of this  
11 act.

12 Section 6. Repeal.

13 The act of April 6, 1951 (P.L.69, No.20), known as The  
14 Landlord and Tenant Act of 1951, is repealed insofar as it is  
15 inconsistent with this act.

16 Section 7. Effective date.

17 This act shall take effect in 60 days.