
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 810 Session of
2007

INTRODUCED BY BISHOP, FABRIZIO, HENNESSEY, HORNAMAN, KIRKLAND,
KULA, MUNDY, PALLONE, SOLOBAY, THOMAS, WHEATLEY, YOUNGBLOOD,
GIBBONS AND K. SMITH, MARCH 19, 2007

REFERRED TO COMMITTEE ON COMMERCE, MARCH 19, 2007

AN ACT

1 Requiring landlords to grant medical access; providing for
2 termination of residential leases for terminal or mental
3 illness; and making an inconsistent 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 the tenant entered into the lease. The
8 written 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14 Landlord and Tenant Act of 1951, is repealed insofar as it is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.