
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1764 Session of
2011

INTRODUCED BY DAVIS, JOHNSON, BISHOP, B. BOYLE, K. BOYLE,
BRENNAN, V. BROWN, BROWNLEE, CALTAGIRONE, CRUZ, DAVIDSON,
DeLUCA, DENLINGER, DONATUCCI, FREEMAN, GALLOWAY, GERGELY,
HORNAMAN, JOSEPHS, W. KELLER, KULA, MANN, McGEEHAN, MUNDY,
MURPHY, NEUMAN, M. O'BRIEN, PARKER, PAYTON, QUINN, SABATINA,
SAMUELSON, STURLA, SWANGER, WAGNER AND YOUNGBLOOD,
JUNE 30, 2011

REFERRED TO COMMITTEE ON URBAN AFFAIRS, JUNE 30, 2011

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," providing for tenants' right to
6 disclosure.

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

9 Section 1. The act of April 6, 1951 (P.L.69, No.20), known
10 as The Landlord and Tenant Act of 1951, is amended by adding an
11 article to read:

12 ARTICLE V-C

13 TENANTS' RIGHT TO DISCLOSURE

14 Section 501-C. Definitions.

15 The following words and phrases when used in this article
16 shall have the meanings given to them in this section unless the
17 context clearly indicates otherwise:

1 "Fixed-term tenancy." A tenancy that has a fixed term of
2 existence, continuing to a specific ending date and terminating
3 on that date without requiring further notice to effect the
4 termination.

5 "Landlord." An individual or entity owning, controlling,
6 leasing, operating or managing premises used as a dwelling unit.

7 "Month-to-month tenancy." A tenancy that automatically
8 renews and continues for successive monthly periods on the same
9 terms and conditions originally agreed to, or as revised by the
10 parties, until terminated by one or both of the parties.

11 "Tenant." A person entitled under a rental agreement to
12 occupy a dwelling unit to the exclusion of others, including a
13 dwelling unit owned, operated or controlled by a public housing
14 authority.

15 "Week-to-week tenancy." An occupancy that is charged on a
16 weekly basis and is payable no less frequently than every seven
17 days, where there is a written rental agreement that defines the
18 landlord's and tenant's rights and responsibilities.

19 Section 502-C. Notice of Foreclosure.

20 (a) General rule.--A landlord shall disclose to all tenants
21 a certified copy of a foreclosure notice required under section
22 403-C of the act of December 3, 1959 (P.L.1688, No.621), known
23 as the Housing Finance Agency Law, on the premises used as a
24 dwelling unit.

25 (b) Fixed-term tenancy.--Notice under subsection (a) shall
26 be provided by the landlord or recipient of a notice of
27 foreclosure to a tenant of a fixed-term tenancy at least 60 days
28 prior to the termination specified in the notice of foreclosure.

29 (c) Month-to-month and week-to-week tenancies.--Notice under
30 subsection (a) shall be provided by the landlord or recipient of

1 a notice of foreclosure to a tenant of a month-to-month tenancy
2 or a week-to-week tenancy at least 30 days before the
3 termination specified in the notice of foreclosure.

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