
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 193 Session of
2013

INTRODUCED BY PAYNE, CARROLL, HAGGERTY, MILLARD, HESS, D. COSTA,
DENLINGER, MOUL, CLYMER, DELUCA, MILLER AND MURT,
JANUARY 22, 2013

REFERRED TO COMMITTEE ON JUDICIARY, JANUARY 22, 2013

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 summons and service
6 and for appeal by tenant to common pleas court.

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

9 Section 1. Section 502 of the act of April 6, 1951 (P.L.69,
10 No.20), known as The Landlord and Tenant Act of 1951, added July
11 6, 1995, (P.L.261, No.36), is amended to read:

12 Section 502. Summons and Service.--(a) Upon the filing of
13 the complaint, the justice of the peace shall issue a summons
14 which recites substantially the complaint, is directed to any
15 writ server, constable or the sheriff of the county and commands
16 that writ server, constable or sheriff to summon the tenant to
17 appear before the justice of the peace to answer the complaint
18 on a date not [less than seven nor more than ten] more than
19 seven days from the date of the summons.

1 (b) The summons may be served personally on the tenant, by
2 mail or by posting the summons conspicuously on the leased
3 premises.

4 Section 2. Section 513(b) of the act, added July 6, 1995
5 (P.L.253, No.33), is amended to read:

6 Section 513. Appeal by Tenant to Common Pleas Court.--* * *

7 (b) Within [ten] five days after the rendition of judgment
8 by a lower court arising out of residential lease or within
9 thirty days after a judgment by a lower court arising out of a
10 nonresidential lease or a residential lease involving a victim
11 of domestic violence, either party may appeal to the court of
12 common pleas, and the appeal by the tenant shall operate as a
13 supersedeas only if the tenant pays in cash or bond the amount
14 of any judgment rendered by the lower court or is a victim of
15 domestic violence and pays in cash any rent which becomes due
16 during the court of common pleas proceedings within ten days
17 after the date each payment is due into an escrow account with
18 the prothonotary or the supersedeas shall be summarily
19 terminated.

20 * * *

21 Section 3. This act shall take effect in 60 days.