

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1218 Session of 2013

INTRODUCED BY SAYLOR, AUMENT, V. BROWN, CALTAGIRONE, COHEN,
D. COSTA, DAVIS, FLECK, FREEMAN, GINGRICH, C. HARRIS, HELM,
HENNESSEY, JAMES, KIRKLAND, KORTZ, LONGIETTI, MARSHALL,
MILLARD, MILLER, MUNDY, PASHINSKI, PICKETT, QUINN, ROCK,
SCHLOSSBERG, SWANGER, TOOHL AND WATSON, APRIL 17, 2013

REFERRED TO COMMITTEE ON URBAN AFFAIRS, APRIL 17, 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," providing for death of a tenant.

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

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

11 Section 514. Death of Tenant.--(a) Notwithstanding any
12 other provision of this act or law, and if the deceased tenant
13 is the sole tenant of the residential unit, the executor or
14 administrator of the estate of a tenant who dies during the term
15 of a residential lease shall have the option to terminate the
16 lease upon fourteen days' written notice to the landlord on the
17 later of:

18 (1) The last day of the calendar month that immediately

1 follows the calendar month in which the tenant died; or
2 (2) upon surrender of the rental unit and removal of all of
3 the tenant's personal property.

4 (b) Nothing under this section shall be construed to relieve
5 the tenant's estate of liability for rent money or any other
6 debt incurred prior to the date of termination of the lease,
7 including any expenses the landlord may incur as a direct result
8 of the tenant's death, except that the tenant's estate shall not
9 be liable for damages or any other penalty for breach or
10 inadequate notice as a result of terminating a lease under
11 subsection (a).

12 Section 2. The addition of section 514 of the act shall
13 apply to leases entered into or extended on or after the
14 effective date of this section.

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