

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 447 Session of 2015

INTRODUCED BY SAYLOR, MAJOR, SCHREIBER, CALTAGIRONE, COHEN,  
 D. COSTA, DIAMOND, GINGRICH, GODSHALL, HARHART, A. HARRIS,  
 HEFFLEY, HELM, JAMES, KORTZ, LONGIETTI, MILLARD, MURT,  
 O'NEILL, PICKETT, READSHAW, SCHLOSSBERG, THOMAS, TOOHL AND  
 WATSON, FEBRUARY 11, 2015

REFERRED TO COMMITTEE ON URBAN AFFAIRS, FEBRUARY 11, 2015

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.