
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2382 Session of
2020

INTRODUCED BY FIEDLER, SOLOMON, RABB, DAVIDSON, A. DAVIS, HILL-
EVANS, KINSEY, OTTEN, INNAMORATO, DAWKINS, YOUNGBLOOD,
CALTAGIRONE, McCLINTON, ISAACSON, MADDEN, ROEBUCK, LEE AND
WILLIAMS, APRIL 3, 2020

REFERRED TO COMMITTEE ON JUDICIARY, APRIL 3, 2020

AN ACT

1 Amending Title 42 (Judiciary and Judicial Procedure) of the
2 Pennsylvania Consolidated Statutes, in dockets, indices and
3 other records, providing for expungement of eviction
4 information. ◀

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

7 Section 1. Chapter 43 of Title 42 of the Pennsylvania
8 Consolidated Statutes is amended by adding a subchapter to read:

9 SUBCHAPTER C

10 EXPUNGEMENT OF EVICTION INFORMATION

11 Sec.

12 4331. Definitions.

13 4332. Mandatory sealing and expungement.

14 4333. Prohibition on dissemination of information in sealed
15 court file.

16 § 4331. Definitions.

17 The following words and phrases when used in this subchapter

1 shall have the meanings given to them in this section unless the
2 context clearly indicates otherwise:

3 "Court." The court of common pleas or magisterial district
4 court in the jurisdiction in which an eviction case is filed.

5 "Court file." The court file created when an eviction case
6 is filed with the court, any documents filed in the eviction
7 case and any information or record of activity associated with
8 the eviction case.

9 "Dissemination" or "disseminate." To publish, produce, print
10 manufacture, copy, distribute, sell, lease, exhibit, broadcast,
11 display, transmit or otherwise share information in any format
12 which makes the information accessible to others.

13 "Eviction case." An action brought under Article V of the
14 act of April 6, 1951 (P.L.69, No.20), known as The Landlord and
15 Tenant Act of 1951.

16 "Expungement." The removal of evidence of a court file's
17 existence from publicly accessible records.

18 "For-cause eviction." An eviction case in which the court
19 finds that a tenant or occupant materially breached a lease.

20 "Foreclosure-related eviction." An eviction case brought
21 against a tenant or occupant due to the foreclosure of the real
22 property.

23 "Not-for-cause eviction." An eviction case in which the
24 court does not find that a tenant or an occupant materially
25 breached a lease.

26 "Seal" or "sealing." Barring access to a court file to
27 anyone other than a person listed under section 4332(e)
28 (relating to mandatory sealing and expungement).

29 § 4332. Mandatory sealing and expungement.

30 (a) General rule.--Upon the filing of an eviction case, the

1 clerk of the court shall do all of the following:

2 (1) Immediately seal the court file.

3 (2) No less than seven days after issuance of a summons,
4 mail notice of the filing of the eviction case in a sealed
5 envelope by first class mail. The mailing shall be addressed
6 to the named defendant and to all other residents of the
7 premises and shall be mailed to the full address of the
8 premises as described in the filing. The notice shall be
9 substantially in the following form:

10 THIS NOTICE IS FOR INFORMATION ONLY. DEFENDANTS HAVE THE
11 RIGHT TO BE SERVED WITH COURT PAPERS BEFORE GOING TO
12 COURT.

13 To (insert name of all named defendants) and All Other
14 Residents:

15 (Insert name of all plaintiffs) has filed an eviction
16 case against (insert name of all defendants) for
17 possession of (insert full address of premises). The
18 eviction case number is (insert full case number). A
19 hearing may be on (insert hearing date and time on
20 summons) in courtroom (insert courtroom on summons) if
21 the defendants are served court papers. The eviction case
22 has been sealed and is not public. It can only be viewed
23 by:

24 (1) a party to the action, including a party's
25 attorney;

26 (2) an occupant of the premises who provides the
27 clerk of the court with the names of one of the
28 parties or the case number and shows documentation of
29 residency; or

30 (3) a person who has, upon showing of good cause,

1 obtained a court order to access a sealed court file.
2 If the court enters a judgment for possession in
3 favor of the plaintiff, the court file may be
4 unsealed unless the court decides it should remain
5 sealed. If you qualify to view the court file, you
6 may wish to go to the court house at (insert court
7 address). You may also wish to speak with an
8 attorney. In (insert name of county) County you may
9 contact (insert name and contact information of local
10 bar association, if any; insert name and contact
11 information of local civil legal aid providers, if
12 any; insert name and contact information of any local
13 legal clinics, if any; and any other local attorney
14 referral resources) to seek the help of an attorney.

15 (b) Unsealing court file.--Except as provided under this
16 subsection, the clerk of the court shall unseal a court file no
17 sooner than 30 days after the court enters an eviction order.
18 The court file shall remain under seal in the following cases:

19 (1) a foreclosure-related eviction;

20 (2) a not-for-cause eviction;

21 (3) the parties to the eviction agree that the court
22 file should remain sealed;

23 (4) the plaintiff's case is sufficiently without basis
24 in fact or law, which may include lack of jurisdiction over
25 the case;

26 (5) the case is withdrawn;

27 (6) the judgment for the case has been entered for the
28 defendant;

29 (7) the judgment in the case is vacated or satisfied; or

30 (8) expungement is clearly in the interests of justice

1 and those interests are not outweighed by the public's
2 interest in knowing about the record.

3 (c) Sealing court file.--All court files that are unsealed
4 shall be sealed by the clerk of the court in the following
5 situations:

6 (1) No later than 5 years after the eviction case was
7 filed.

8 (2) Upon motion and a showing to the court that one of
9 the exceptions under subsection (b) applies. This paragraph
10 applies to an eviction action retroactively.

11 (3) When a judgment is vacated or satisfied.

12 (d) Satisfaction of judgment.--If a tenant pays a money
13 judgment in full or leaves the property after a judgment for
14 possession has been entered but before the tenant is served with
15 a writ of possession, the landlord shall notify the court within
16 15 days and the judgment shall be marked satisfied.

17 (e) Access to sealed court file.--The clerk of the court may
18 not provide access to or disseminate a sealed court file to
19 anyone other than the following persons:

20 (1) A party to the eviction case, including a party's
21 attorney.

22 (2) A person who provides the clerk of the court with
23 the names of at least one plaintiff and one defendant and the
24 address of the premises, including the unit number, if any.

25 (3) An occupant of the premises who provides the clerk
26 of the court with the names of one of the parties or the case
27 number and shows documentation of residency.

28 (4) A person who has, upon a showing of good cause,
29 obtained a court order to access a sealed court file.

30 (5) A nonprofit entity or educational institution

1 seeking court files exclusively for research purposes that
2 are in no way connected to commercial or business activities.
3 In addition to the prohibitions under section 4333 (relating
4 to prohibition on dissemination of information in sealed
5 court file), court files requested for research purposes
6 shall not be furnished by the nonprofit entity or educational
7 institution to any outside organizations and the nonprofit
8 entity or educational institution may not publish any
9 individual tenant names in public reports or other
10 communications.

11 (f) Eviction order against defendant.--If an eviction order
12 is entered against a defendant, the court shall do each of the
13 following:

14 (1) Determine whether the eviction case qualifies to
15 remain sealed under subsection (b).

16 (2) Identify whether the eviction case is a for-cause
17 eviction or a not-for-cause eviction.

18 (g) Applicability.--Except as provided under subsection (c),
19 this section applies to eviction actions filed on or after the
20 effective date of this subsection.

21 § 4333. Prohibition on dissemination of information in sealed
22 court file.

23 (a) General rule.--No person shall disseminate any
24 information contained in a sealed court file if the person knows
25 or has reason to believe that the information is derived from a
26 sealed court file. This subsection does not apply to the tenant
27 or occupant whose court file was sealed.

28 (b) Furnishing information in sealed court file.--A person
29 who regularly and in the ordinary course of business furnishes
30 information to a consumer reporting agency, including a tenant

1 screening service, and has furnished information that the person
2 knows, or reasonably should know, is contained in a sealed court
3 file shall promptly notify the consumer reporting agency of that
4 determination and shall cease furnishing information contained
5 in the sealed court file.

6 (c) Disclosure prohibited.--A consumer reporting agency,
7 including a tenant screening service, may not disclose the
8 existence of a sealed eviction case in a report pertaining to
9 the person for whom dissemination has been barred or use the
10 eviction case as a factor to determine any score or
11 recommendation to be included in a tenant screening report
12 pertaining to the person for whom dissemination has been barred.

13 (d) Violation.--A violation of subsection (b) or (c)
14 constitutes an unlawful practice under the act of December 17,
15 1968 (P.L.1224, No.387), known as the Unfair Trade Practices and
16 Consumer Protection Law.

17 (e) Private cause of action.--A tenant or occupant may bring
18 a private cause of action seeking compliance with this section.

19 (f) Recovery.--If a person violates this section, the tenant
20 or occupant has the right to recover an amount equal to and not
21 more than two months' rent or twice the damages sustained,
22 whichever is greater, and reasonable attorney fees.

23 (g) Construction.--Nothing in this section shall prohibit
24 the dissemination of information regarding a money judgment for
25 the sole purpose of collection.

26 (h) Applicability.--This section applies to an eviction case
27 filed on or after the effective date of this subsection.

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