
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 436 Session of
2019

INTRODUCED BY DINNIMAN, FONTANA, KEARNEY, TARTAGLIONE, YUDICHAK
AND HAYWOOD, MARCH 12, 2019

REFERRED TO URBAN AFFAIRS AND HOUSING, MARCH 12, 2019

AN ACT

1 Amending Title 68 (Real and Personal Property) of the
2 Pennsylvania Consolidated Statutes, in general provisions,
3 further providing for definitions; and, in management of the
4 condominium, further providing for powers of unit owners'
5 association.

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

8 Section 1. Section 3103 of Title 68 of the Pennsylvania
9 Consolidated Statutes is amended by adding definitions to read:

10 § 3103. Definitions.

11 The following words and phrases when used in this subpart and
12 in the declaration and bylaws shall have the meanings given to
13 them in this section unless specifically provided otherwise or
14 unless the context clearly indicates otherwise:

15 * * *

16 "Detached unit." A freestanding unit that is not attached to
17 another unit and has no common walls with another unit.

18 * * *

19 "Solar energy system." Any of the following that have the

1 primary purpose of providing for the collection, storage and
2 distribution of solar or radiant energy received from the sun to
3 generate electricity:

4 (1) A solar collection panel, film, shingle or other
5 solar energy device.

6 (2) A solar structural component fixed in an operating
7 position.

8 * * *

9 Section 2. Section 3302 of Title 68 is amended by adding a
10 subsection to read:

11 § 3302. Powers of unit owners' association.

12 * * *

13 (c) Solar energy systems.--Notwithstanding subsection (a),
14 the association may not prohibit or restrict the installation or
15 use of a solar energy system on a detached unit.

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