
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1116 Session of
2020

INTRODUCED BY KILLION, AUMENT, BAKER, BARTOLOTTA, BREWSTER,
COLLETT, DINNIMAN, FARNESE, FONTANA, MENSCH, MUTH, SCHWANK,
STEFANO, TOMLINSON, VOGEL AND A. WILLIAMS, APRIL 17, 2020

REFERRED TO COMMUNITY, ECONOMIC AND RECREATIONAL DEVELOPMENT,
APRIL 17, 2020

AN ACT

1 Prohibiting foreclosure and eviction of business owners during
2 the proclamation of disaster emergency issued by the
3 Governor.

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

6 Section 1. Short title.

7 This act shall be known and may be cited as the COVID-19
8 Outbreak Moratorium on Foreclosure and Eviction of Business
9 Owners.

10 Section 2. Definitions.

11 The following words and phrases when used in this act shall
12 have the meanings given to them in this section unless the
13 context clearly indicates otherwise:

14 "Moratorium." The duration of a proclamation of disaster
15 emergency issued by the Governor on March 6, 2020, published at
16 50 Pa.B. 1644 (March 21, 2020), and any renewal of the state of
17 disaster emergency, and for 90 days thereafter.

1 Section 3. Moratorium.

2 (a) Temporary moratorium.--Notwithstanding a contrary
3 provision of another law, for the duration of the temporary
4 moratorium a financial institution may not foreclose on the
5 property of and a landlord may not evict a business owner
6 experiencing financial hardship. This subsection applies only to
7 evictions for nonpayment of rent.

8 (b) Certification.--A business owner seeking protection
9 under subsection (a) shall, during the time period under
10 subsection (a), certify to the financial institution or
11 landlord, in a sworn statement made under penalty of perjury,
12 that the business owner is experiencing financial hardship.

13 (c) Fees and penalties.--A landlord or financial institution
14 may not charge any penalties, late fees or interest for
15 nonpayment that occurred during the moratorium period. A
16 landlord may not impose any change or terminate the lease due to
17 the nonpayment of rent during the moratorium period.

18 (d) Enforcement.--This section shall be deemed an exercise
19 of the police power of the Commonwealth for the protection of
20 the public safety during the temporary moratorium due to the
21 COVID-19 outbreak and shall be liberally construed for the
22 accomplishment of this purpose.

23 Section 4. Effective date.

24 This act shall take effect immediately.