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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 1593 Session of  
2021

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INTRODUCED BY BULLOCK, N. NELSON, KRAJEWSKI, SANCHEZ, MADDEN,  
T. DAVIS, PARKER, HILL-EVANS, McNEILL, INNAMORATO AND  
KENYATTA, JUNE 10, 2021

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REFERRED TO COMMITTEE ON CONSUMER AFFAIRS, JUNE 10, 2021

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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," in creation of leases, statute of frauds  
6 and mortgaging of leaseholds, providing for criminal  
7 background.

8 The General Assembly of the Commonwealth of Pennsylvania  
9 hereby enacts as follows:

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

13 Section 207. Criminal Background.--(a) A landlord,  
14 regarding applicants or potential tenants and their household  
15 members, may not inquire about or require disclosure of:

16 (1) An arrest not leading to conviction.

17 (2) Participation in or completion of a diversion or  
18 deferral of judgment program.

19 (3) A conviction that has been judicially dismissed,  
20 expunged, voided or invalidated.

1     (4) A conviction or any other determination or adjudication  
2 in the juvenile justice system.

3     (5) A conviction that is more than seven years old, the date  
4 of conviction being the date of sentencing.

5     (6) Information pertaining to an offense other than a felony  
6 or misdemeanor.

7     (b) Upon conviction in a summary proceeding, a person who  
8 violates this section shall be subject to a fine not greater  
9 than two hundred fifty dollars (\$250).

10     Section 2. This act shall take effect immediately.