
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1779 Session of
2021

INTRODUCED BY KIRKLAND, SANCHEZ, KINSEY, FRANKEL, HILL-EVANS,
O'MARA, CIRESI, FREEMAN, WEBSTER, SAMUELSON, HOHENSTEIN,
HOWARD, DRISCOLL, DELLOSO, WARREN AND KINKEAD,
AUGUST 11, 2021

REFERRED TO COMMITTEE ON CONSUMER AFFAIRS, AUGUST 11, 2021

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 recovery of possession, providing for
6 early termination of lease by terminally ill tenant.

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

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

12 Section 515. Early Termination of Lease by Terminally Ill
13 Tenant.--(a) Notwithstanding any other provision of this act or
14 law, a tenant of a residential unit may terminate a lease prior
15 to the date provided in the lease by providing the landlord with
16 the information specified under subsection (b) if the tenant:

17 (1) Has a terminal illness.

18 (2) Needs to relocate and subsequently relocates to receive
19 hospice care, palliative care or supportive services in a

1 facility licensed under the act of July 19, 1979 (P.L.130,
2 No.48), known as the Health Care Facilities Act, or at an
3 individual's residence for the express purpose of receiving the
4 needed care.

5 (b) The following information shall be submitted to a
6 landlord in order to terminate the lease under subsection (a):

7 (1) Written notice delivered to the landlord within fourteen
8 days of the date of entering hospice, palliative or supportive
9 care, informing the landlord of the required need for care.
10 Written notice can be provided by the tenant's next of kin or
11 power of attorney.

12 (2) Certified documentation signed by a licensed physician
13 indicating the tenant, due to medical reasons, is unable to
14 continue to live independently in the residential unit and
15 requires hospice, palliative care or supportive services.

16 (c) Nothing under this section may be construed to relieve a
17 tenant of liability for rent or other obligation incurred under
18 a lease prior to the early termination authorized under this
19 section.

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