
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1804 Session of
2021

INTRODUCED BY SIMS, BENHAM, DALEY, MADDEN, HOHENSTEIN, KINSEY,
McNEILL, SANCHEZ, DELLOSO, CIRESI AND LEE, AUGUST 24, 2021

REFERRED TO COMMITTEE ON CONSUMER AFFAIRS, AUGUST 24, 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 tenement buildings and multiple
6 dwelling premises, providing for visual smoke alarms, fire
7 alarm systems and carbon monoxide detectors.

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 506-A. Visual Smoke Alarms, Fire Alarm Systems and
14 Carbon Monoxide Detectors.--(a) If a tenant of an apartment or
15 dwelling unit is deaf or hard of hearing or is unable to hear a
16 smoke alarm sound, fire alarm system or carbon monoxide
17 detector, the landlord shall install a visual smoke alarm, fire
18 alarm system or carbon monoxide detector free of charge to the
19 tenant.

20 (b) A landlord may not discriminate against a tenant of an

1 apartment or dwelling or applicant for tenancy of an apartment
2 or dwelling based on being deaf or hard of hearing.

3 (c) As used in this section, the following words and phrases
4 shall have the meanings given to them in this subsection:

5 "Deaf or hard of hearing." A loss of hearing verified by a
6 licensed physician and accompanied by appropriate documentation.

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