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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 366 Session of  
2023

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INTRODUCED BY ISAACSON, T. DAVIS, GIRAL, HILL-EVANS, KAZEEM,  
KRAJEWSKI, MADDEN, McNEILL, RABB, SANCHEZ AND SMITH-WADE-EL,  
MARCH 14, 2023

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REFERRED TO COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT,  
MARCH 14, 2023

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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 rental  
7 applications.

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. Rental Applications.--(a) A landlord or the  
14 landlord's agent may not charge a rental application fee of more  
15 than twenty dollars (\$20) to apply to enter into a rental  
16 agreement for a residential dwelling unit.

17 (b) A landlord or the landlord's agent may only use a rental  
18 application fee to conduct a background check on the applicant.  
19 A background check under this subsection shall include a check

1 of the applicant's criminal history record and credit score.

2 (c) Nothing in this section shall be construed to prohibit a  
3 person from charging a rental application fee to apply to enter  
4 into a rental agreement for commercial or nonresidential  
5 property.

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