
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1236 Session of
2024

INTRODUCED BY LAUGHLIN, CULVER, PHILLIPS-HILL, PENNYCUICK,
ROTHMAN, VOGEL, MARTIN, J. WARD AND AUMENT, MAY 31, 2024

REFERRED TO JUDICIARY, MAY 31, 2024

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 preliminary provisions, further
6 providing for definitions; in recovery of possession, further
7 providing for notice to quit; in repeals, providing for
8 applicability; and making an editorial change.

9 The General Assembly of the Commonwealth of Pennsylvania

10 hereby enacts as follows:

11 Section 1. Section 102 of the act of April 6, 1951 (P.L.69,
12 No.20), known as The Landlord and Tenant Act of 1951, is amended
13 by adding a definition to read:

14 Section 102. Definitions.--As used in this act--

15 * * *

16 "Tenant" means a person who occupies the land or premises of
17 a landlord in subordination to the landlord's title and with the
18 landlord's express or implied consent.

19 * * *

20 Section 2. Section 501 of the act is amended by adding a
21 subsection to read:

1 Section 501. Notice to Quit.--* * *

2 (g) This section shall not apply to a landlord desirous of
3 repossessing real property from a person who is not a tenant of
4 the real property.

5 Section 3. Article VI heading of the act is amended to read:

6 ARTICLE VI.

7 [REPEALS.] MISCELLANEOUS PROVISIONS.

8 Section 4. The act is amended by adding a section to read:

9 Section 603. Applicability.--This act shall not apply to a
10 person who possesses the real property of another without the
11 other person's express or implied consent.

12 Section 5. This act shall take effect in 60 days.