

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1236 Session of 2024

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

AS AMENDED ON THIRD CONSIDERATION, JUNE 11, 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 ANOTHER in subordination to the landlord's OTHER'S <--
18 title and with the landlord's OTHER'S express or implied <--
19 consent-, INCLUDING, BUT NOT LIMITED TO, ORAL OR WRITTEN LEASES <--
20 OR ACCEPTANCE OF RENT BY AN OWNER OR THEIR AGENT.

1 * * *

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

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

5 (g) This section shall not apply to a landlord desirous of
6 repossessing real property from a person who is not, NOR EVER <--
7 HAS BEEN, a tenant of the real property.

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

9 ARTICLE VI.

10 [REPEALS.] MISCELLANEOUS PROVISIONS.

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

12 Section 603. Applicability.--This act shall not apply to a
13 person who possesses the real property of another without the <--
14 other person's express or implied consent. IS NOT, NOR EVER HAS <--
15 BEEN, A TENANT.

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