



**Pugliese Associates**  
**Bill Status Report**  
 February 01, 2019

**PENNSYLVANIA RESIDENTIAL OWNERS ASSOCIATION**

HB 71      Rothman, Greg      (PN 75) Amends the Landlord and Tenant Act, in recovery of possession, further providing for hearing, judgment, writ of possession and payment of rent by tenant. The bill establishes that the magisterial judge, previously justice of the peace, shall proceed to hear the case. It also states the landlord may request the issuance of an order for possession immediately after the rendition of the judgment. The magisterial district judge shall immediately thereafter issue an order for possession. Effective in 60 days.

**Companions:** [HB 1875](#) Rothman, Greg (Refiled from 17R Session)

**Bill History:** 01-28-19 Introduced and referred to committee on House Urban Affairs

HB 79      Isaacson, Mary (F)      (PN 82) The Childhood Blood Lead Test Act requires health care providers to make reasonable efforts to ensure the testing of all children in the commonwealth at one and two years of age for the presence of lead, and comply with associated reporting regulations. Also confers duties on the Department of Health. Effective in 60 days.

**Bill History:** 01-28-19 Introduced and referred to committee on House Children and Youth

HB 188      Quinn, Chris      (PN 160) The Property Owner's Bill of Rights Act requires the Attorney General to prepare a written statement that includes a bill of rights for an owner whose property may be condemned by an acquiring agency through the use of the agency's eminent domain authority. The property owner's bill of rights must notify the property owner of the right to: (1) notice of the proposed acquisition of

the owner's property; (2) just compensation and other damages for the property condemned; (3) a hearing under 26 Pa.C.S. Ch. 5 (relating to procedure for determining damages) to determine just compensation and measure of damages; and (4) an appeal of a judgment in a condemnation proceeding, including an appeal of an assessment of damages. Effective in 60 days.

<b>Companions:</b>	<a href="#">HB 2609</a>	Quinn, Chris	(Refiled from 17R Session)
<b>Bill History:</b>	01-28-19 Introduced and referred to committee on House Local Government		

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[HB 207](#)      [Deasy, Daniel](#)

(PN 177) Amends the Taxpayer Relief Act, in senior citizens property tax and rent rebate assistance, further providing for definitions and prohibiting certain use of rent rebates. The bill establishes it shall be unlawful for a landlord and tenant to enter into a lease or agreement to assign or pay a portion of a rent rebate to which the tenant may be entitled to the landlord or to the landlord's assignee or representative, with penalty as a full reimbursement to the tenant and a payment to the department equal to 25 percent of the total amount of the payment to which the tenant was entitled. The penalty shall bear interest at the rate of 1.5 percent per month from the date the payment was assigned. Effective in 60 days.

<b>Companions:</b>	<a href="#">HB 1395</a>	Deasy, Daniel	(Refiled from 17R Session)
<b>Bill History:</b>	01-28-19 Introduced and referred to committee on House Finance		

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[HB 213](#)      [Cruz, Angel](#)

(PN 183) Amends the Landlord and Tenant Act providing for lead-based paint and related hazardous conditions; and imposing a penalty. The bill establishes that prior to entering into a contract to lease a residential dwelling, a lessor or agent shall: inform the lessee whether or not the residential dwelling has been tested for lead-based paint and hazardous conditions, and provide the lessee with a lead hazard information

pamphlet approved by the Environmental Protection Agency. Effective in 180 days.

**Bill History:** 01-28-19 Introduced and referred to committee on House Urban Affairs

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HB 215 Cruz, Angel

(PN 185) Amends the Human Services Code, in departmental powers and duties as to supervision, providing for lead testing; and, in departmental powers and duties as to licensing, providing for lead testing. The bill provides for lead testing and certification in children's institutions, child day care centers or family child care homes. Effective in 180 days.

**Companions:** HB 669 Cruz, Angel (Refiled from 17R Session)

**Bill History:** 01-28-19 Introduced and referred to committee on House Health

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HB 293 Davis, Austin(D)  
Monitor

Amends Title 68 (Real & Personal Property), in residential real property, providing for individual dwelling unit water metering.

**Companions:** HB 2546 Davis, Austin (F) (Refiled from 17R Session)

**Bill History:** 01-30-19 Introduced and referred to committee on House Consumer Affairs

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SB 80 Yaw, Gene

(PN 96) The Methamphetamine Contaminated Property Act provides for remediation of real property contaminated by methamphetamine production, for decontamination guidelines to be developed by Department of Health and for restitution; prohibiting certain activity relating to certain property; provides for enforcement; establishes immunity for real estate professionals under certain circumstances; and authorizes fees. Effective in 60 days.

**Companions:** SB 603 Rafferty, John (Refiled from 17R Session)

**Bill History:** 01-29-19 Introduced and referred to committee on Senate Health and Human Services

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