



Bill Status Report

May 1, 2022

PENNSYLVANIA RESIDENTIAL OWNERS ASSOCIATION

HB 13	Ryan, Frank	(PN 2742) Amends Titles 54 (Municipalities Generally) and 72 (Taxation and Fiscal Affairs), eliminating school district property taxes; imposing county and school district taxes; imposing county and school district taxes; establishing the School District Emergency Fund and School District Property Tax Elimination Fund; consolidating Articles II and III of the Tax Reform Code; in preliminary provisions relating to sales and use tax, providing definitions; in taxation generally relating to sales and use tax, providing exclusions for clothing and certain services and goods and allowing exceptions to the exclusions; in preliminary provisions related to personal income tax, providing a school district shall levy, assess, and collect a local tax on personal income of resident taxpayers of the school district at a maximum rate of 1.85 percent; and making related repeals. Provides school property tax elimination across the commonwealth. Provides an additional sales tax of two percent on all currently taxable items will be paid to the county to be distributed to the local school district. Provides a new sales tax of two percent on only food and clothing will be distributed to the counties to be distributed to the local school districts. Provides a personal income tax of 1.85
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percent paid directly to the local school district in addition to the current state personal income tax of 3.07 percent for a total personal income tax of 4.92 percent. Expands the 4.92 percent personal income tax to include retirement income, Social Security, employee contributions in pension and defined contribution plans, and military pension or survivor benefit payments will not be taxable. Effective immediately.

Bill History: 02-24-22 Introduced and referred to committee on House Finance

HB 105 Nelson, Eric

(PN 1159) Amends the Tax Reform Code, in personal income tax, further providing for classes of income. The intent of the bill is to allow for like-kind exchanges in Pennsylvania, mirroring Internal Revenue Code Section 1031 provisions. The bill applies to tax years beginning after December 31, 2020, and is effective immediately.

Bill History: 01-11-22 Reported out of House Finance without amendments
01-26-22 House Second Consideration
01-26-22 Referred to House Appropriations

HB 136 Rothman, Greg

(PN 101) Amends the Landlord and Tenant Act of 1951, in preliminary provisions, providing for rent and price control. The bill prohibits political subdivisions from enacting, maintaining or enforcing an ordinance, rule or resolution that would have the effect of controlling the amount of rent charged for leasing private residential or commercial property; the effect of establishing a maximum sales price for a privately-produced housing unit or residential building lot; or the effect of prohibiting or limiting the right of a landlord, owner, or agent from declining to enter into a new lease contract at the end of the current lease contract's term. The bill further provides that a political

subdivision may enact, maintain or enforce any zoning regulation, requirement or condition of development imposed by land use or zoning ordinance that requires the direct or indirect allocation of a percentage of existing or newly-constructed private residential or commercial rental units for long-term retention as affordable housing or workforce housing. Effective in 60 days.

Companions: HB 2190 Rothman, Greg (Refiled from 19R Session)

Bill History: 01-12-21 Introduced and referred to committee on House Urban Affairs

HB 328 Madden, Maureen (PN 303) Amends Title 35 (Health and Safety), in commonwealth services, providing for rent recovery during the COVID-19 disaster emergency. Establishes that a landlord may not begin eviction proceedings during the COVID-19 disaster emergency for a tenant without implementing a rent repayment plan if the tenant provides certain specified documentation. Provides for the amount of the payment and conditions under which the landlord may initiate eviction proceedings. Effective immediately.

Bill History: 01-29-21 Introduced and referred to committee on House Consumer Affairs

HB 329 Madden, Maureen (PN 304) Amends Title 35 (Health and Safety), in commonwealth services, prohibiting fees on late or missed rent payments or other similar charges during the COVID-19 disaster emergency. Provides for the prohibition on late fees to expire 12 months after the termination of the COVID-19 disaster emergency. Effective immediately.

Bill History: 01-29-21 Introduced and referred to committee on House Consumer Affairs

HB 330 Madden, Maureen (PN 305) Amends Title 42 (Judiciary), in organization and jurisdiction of courts of common pleas, providing for housing courts and establishing the eviction diversion mediation program. Provides that the program use a conciliation conference between a landlord and tenant to mediate an agreement to address any asserted residential lease violation and to stabilize the tenancy. Effective in 60 days.

Bill History: 01-29-21 Introduced and referred to committee on House Judiciary

HB 351 Isaacson, Mary (PN 325) Amends the Landlord and Tenant Act adding a new section making it unlawful for a landlord, during a disaster emergency declared by the governor due to an epidemic or pandemic to evict or attempt to evict a tenant unemployed, separated from employment or unable to find employment as a result of the declaration. Also makes it unlawful for the landlord to enter the leased premises for purposes of showing the premises to prospective buyers or tenants. This section shall only apply to residential leaseholds. Effective immediately.

Companions:

HB 2404	Isaacson, Mary (F)	(Refiled from 19R Session)
SB 1111	Farnese, Lawrence	(Refiled from 19R Session)

Bill History: 02-03-21 Introduced and referred to committee on House Consumer Affairs

HB 360 Ciresi, Joseph (PN 332) The Off-Campus Student Housing Tenant Rights Act requires the Department of Education to create and distribute a bill of rights to institutions of higher education in the

commonwealth. Provides the bill of rights to include information about renting and include the rights to live in a habitable dwelling; to residential privacy; to a hearing prior to eviction; to receive a writ or possession prior to eviction; against harassment and discrimination; for an individual with disabilities to request reasonable accommodations; to visitors; and to utility access. Requires an institution of higher education to distribute a bill of rights to each enrolled student and each newly enrolled student thereafter. Also requires the department to create an online course to educate new students of their rights. Provides for the course requirements. Further provides all students of the institution enrolled after the effective date shall be required to view the online course. Effective January 1, 2022 or immediately, whichever is later.

Bill History: 02-03-21 Introduced and referred to committee on House Education

HB 363	Isaacson, Mary	(PN 335) Amends the Landlord and Tenant Act, in recovery of possession, further providing that no lease or rental agreement may contain a provision characterizing any security deposit as nonrefundable. Effective in 60 days.
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Companions: HB Isaacson, Mary (Refiled from 19R 2028 (F) Session)

Bill History: 02-03-21 Introduced and referred to committee on House Consumer Affairs

HB 376	Davis, Austin	(PN 348) Amends Title 66 (Public Utilities), in services and facilities, amending the definition of landlord ratepayer to include individuals who
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collect money from a unit owner or proprietary lessee and then remits that money to a wastewater utility or water distribution utility, including owners of condominiums, cooperatives and planned communities. Effective in 60 days.

Companions: HB 1718 Davis, Austin (Refiled from 19R Session)

Bill History: 04-19-21 House First Consideration
05-23-22 Set on the House Tabled Calendar

HB 377 Davis, Austin (PN 349) Amends Title 68 (Real and Personal Property), in residential real property, adding a chapter providing for individual dwelling unit water metering. Effective in 60 days.

Bill History: 02-03-21 Introduced and referred to committee on House Consumer Affairs

HB 823 White, Martina (PN 805) Amends Title 18 (Crimes and Offenses), in burglary and other criminal intrusion, providing for the removal of persons from residential property without making an arrest. Establishes requirements for the issuance of a warrant and provisions allowing the person sought to be removed to present evidence showing that the person is an owner or tenant or a guest or invitee of an owner or tenant. Effective in 60 days.

Bill History: 03-08-21 Introduced and referred to committee on House Judiciary

HB 860 Polinchock, Todd (PN 2422) The Smoke Alarm Responsibility Act excludes care facilities as defined in the Care Facility Carbon

Monoxide Alarms Standards Act from the definition of "dwelling." Specifies the owner of a dwelling unit is responsible for installing a smoke alarm in a unit within 24 months of the effective date as required by the Uniform Construction Code adopted under the authority of the Pennsylvania Construction Code Act. Effective in 120 days. (Prior Printer's Number: 848)

Bill History: 11-16-21 House 2 Floor amendment(s) adopted
11-16-21 House Second consideration
12-14-21 Reported out House Appropriations
05-23-22 Set on the House Calendar

HB 896 Flynn, Marty

(PN 887) Amends Title 66 (Public Utilities), in rates and distribution systems, providing billing methods for renters and ensuring that the bill does not exceed the rate billed by the utility for its own consumers. Effective in 60 days.

Companions: HB 2275 Flynn, Marty (Refiled from 19R Session)

Bill History: 03-15-21 Introduced and referred to committee on House Consumer Affairs

HB 957 Moul, Dan

(PN 1852) Amends Title 53 (Municipalities Generally) adding language providing that the owners of multiple residential units served by a single water meter may periodically request the authority to adjust the amount billed by showing a minimum of five consecutive years of actual usage data to determine if the amount billed exceeds the actual usage by 30 percent or more. Provides for the authority to adjust the billing and procedures for calculating the new amount. Effective in

60 days. (Prior Printer Number: 969, 1048)

Bill History: 06-30-21 Approved by the Governor Act 43
08-29-21 Earliest Effective Date

HB 1015 Rothman, Greg

(PN 1046) 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 71 Rothman, Greg (Refiled from 19R Session)

Bill History: 03-24-21 Introduced and referred to committee on House Urban Affairs

HB 1462 Davis, Tina

(PN 1587) The Flood Hazard Notification Act imposes a duty on municipalities to provide notification to property owners of changes to special flood hazard area maps of the Federal Emergency Management Agency (FEMA). Requires a municipality that receives notice from FEMA that a change in a special flood hazard area map concerns or relates to real property within a municipality to provide property owners written notification that the change has occurred within the municipality and of the contact information for the National Flood Insurance Program to assist in determining if there is a change to flood risk of the property. Effective in 60 days.

Bill History: 04-27-22 Reported out of Committee as amended House Local Government
04-27-22 House First Consideration
05-23-22 Set on the House Tabled Calendar

HB 1530 Fiedler, Elizabeth (PN 2050) Amends Title 35 (Health and Safety), in dockets, indices and other records, adding a new subchapter providing for expungement of eviction information. Provides for mandatory sealing and expungement. Further provides no person shall disseminate any information contained in a sealed court file if the person knows or has reason to believe that the information is derived from a sealed court file. This prohibition shall not apply to the tenant or occupant whose court file was sealed. Effective in 60 days.

Bill History: 08-31-21 Introduced and referred to committee on House Judiciary

HB 1804 Sims, Brian (PN 2045) Amends the Landlord and Tenant Act, in tenement buildings and multiple dwelling premises, providing for visual smoke alarms, fire alarm systems and carbon monoxide detectors. This legislation further provides that a landlord may not discriminate against a tenant of an apartment or dwelling or applicant for tenancy of an apartment or dwelling based on being deaf or hard of hearing. Effective in 60 days.

Bill History: 08-24-21 Introduced and referred to committee on House Consumer Affairs

HB 1979 Kinkead, Emily (PN 2269) Amends the Landlord and Tenant Act providing for tenant's rights. This legislation outlines the reason a landlord is allowed to evict a tenant and there must be proof of the reason for eviction. Rules and regulations enforced

by the landlord must be equally enforced among tenants and must be provided to tenants prior to move in. No eviction proceedings for nonpayment may continue unless the tenant has received notice of the nonpayment and has been given 20 days from when the notice is given. This legislation shall be enforced by the attorney general or the district attorney of the county the rental home is located in. It is also required landlords provide all disclosures of the rental home within this legislation and administer fees to tenants within the guidelines provided. Any tenant who experiences a violation of this act may institute a private cause of action. Effective in 90 days.

Bill History: 10-18-21 Introduced and referred to committee on House Consumer Affairs

HB 1896 Polinchock, Todd

(PN 2154) Amends Title 68 (Real and Personal Property), in real estate foreclosure, providing for plaintiffs in a foreclosure proceeding to elect for a private selling officer to conduct the sale. Further provides for private selling officer appointment and the conduct of sale. Provides for conduct of online sheriff sales. Effective in 60 days.

Companions: SB 921 DiSanto, John (Identical)
11- 9-21 Introduced and referred to committee on Senate Banking and Insurance

Bill History: 09-22-21 Introduced and referred to committee on House Urban Affairs
04-27-22 Hearing held House Urban Affairs

HB 1983 Gaydos, Valerie

(PN 2276) Amends the Landlord and Tenant Act, in recovery of possession, providing that a landlord may waive an escrow funds payment and a tenant may choose to pay a fee in lieu of escrow funds. Further provides for conditions of the fee in lieu of escrow funds. This act shall apply to all lease agreements entered into or renewed on

or after the effective date. Effective in 60 days.

Bill History: 10-19-21 Introduced and referred to committee on House Urban Affairs

HB 2029	Pennycuick, Tracy	(PN 2337) Amends the Landlord and Tenant Act providing for tenants' rights in cases of violence. Provides definitions for attesting third party, domestic violence, eligible tenant, household member, immediate family member, responsible party, sexual violence, stalking, tenant, victim, victim advocate, and victim service provider. Provides conditions in which an eligible tenant, as defined earlier, may be possibly released or required to be released from a lease and provides that written notice from the eligible tenant be provided to the landlord, that an eligible tenant not be liable to rent accrued since or damage resulting from release and that other parties on the lease shall not be affected, and that a tenant may not seek termination or release from a lease if the tenant is responsible for the action or crime. Provides requirements for verifying if a tenant is eligible for termination or release from a lease. Provides obligations for a landlord. Provides rights for a tenant and landlord, duties and responsibilities for a landlord, prohibitions, and limitations for the change of locks. Provides for limitations on a landlord's conduct and penalties for willful violations of these limitations. Effective in 60 days.
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Bill History: 10-28-21 Introduced and referred to committee on House Consumer Affairs

HB 2329	Sturla, Mike	(PN 2723) Amends Title 53 (Municipalities Generally), in neighborhood blight reclamation and revitalization, providing for a state blight data collection system. Establishes the Property Maintenance Code Violations Registry for property maintenance code violation reports filed by municipalities.
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A municipality shall file a property maintenance code violation report for a person who owns real property within the municipality with current serious property maintenance code violations that remain unabated for at least 180 days. Provides for dissemination of information and auditing requirements of the registry. Provides administrative requirements and expungement of records. A property owner that is in violation of a municipal property maintenance code for more than 90 days without an attempt by the property owner to remediate the violation shall be subject to a surcharge in the amount of \$500 for each inspection by a local codes official that reveals one or more municipal property maintenance code violations. Effective in 120 days.

Bill History: 02-09-22 Introduced and referred to committee on House Urban Affairs
04-12-22 Passed over in Committee House Urban Affairs

HB 2359 Fiedler, Elizabeth

(PN 2773) Amends the Fiscal Code, in American Rescue Plan Rental and Utility Assistance Grant Program, providing \$500 million shall be transferred from the COVID-19 Response Restricted Account to be distributed to counties 30 days after the receipt of a county's notification the county does not have sufficient funds to cover applicants to the grant program. Provides distribution of the funds shall be expedited and occur no later than 90 days after the act's passage. Effective immediately.

Bill History: 03-08-22 Introduced and referred to committee on House Appropriations

SB 42 Hughes, Vincent (PN 25) The COVID-19 Insurance Relief Act directs policies of insurance insuring against a loss related to property damage to include among covered perils the coverage for loss or property damage due to COVID-19 and the loss due to a civil authority order related to a declared disaster emergency. The legislation provides that insureds classified as small business shall receive 100 percent of the maximum individual policy limit for eligible claims, while insureds not classified as small business shall receive 75 percent of the policy limit for eligible claims. This legislation will apply to active insurance policies dated prior to March 6, 2020, and insurance companies providing coverage against loss or damage to property within the commonwealth. Effective immediately.

Bill History: 01-20-21 Introduced and referred to committee on Senate Banking and Insurance

SB 205 Tartaglione, Christine (PN 174) The Radon Remediation Act provides for testing for dangerous levels of radon and remediation measures in school buildings, residential buildings, residential homes and commercial buildings; and imposes penalties. This legislation also establishes duties for school directors, landlords, and commercial building owners related to testing and remediation efforts. Effective in 60 days.

Bill History: 02-10-21 Introduced and referred to committee on Senate Environmental Resources and Energy

SB 273 Baker, Lisa (PN 255) Amends Title 42 (Judiciary), in particular rights and immunities, providing for COVID-19-related liability. Provides that a school entity, child care facility, manufacturer, distributor, labeler and donor, or business or government service shall not be civilly

liable for damages or personal injury relating to an actual or alleged exposure to COVID-19, absent a showing, by clear and convincing evidence, of gross negligence, recklessness, willful misconduct or intention infliction of harm. Effective immediately.

Bill History: 02-24-21 Introduced and referred to committee on Senate Judiciary

SB 290 Hughes, Vincent (PN 293) Amends Title 35 (Health and Safety) adding a new subchapter provides evictions for nonpayment of rent as a result of COVID-19 shall be delayed until 60 days after the expiration of the COVID-19 disaster emergency. Effective immediately.

Bill History: 03-02-21 Introduced and referred to committee on Senate Urban Affairs and Housing

SB 297 Argall, David (PN 306) Amends Title 53 (Municipalities Generally), in consolidated county assessment, further providing for basis of appeals by taxing districts and outlining standards of redress in appeals. Effective in 60 days.

Companions: SB 334 Argall, David (Refiled from 19R Session)

Bill History: 03-08-21 Introduced and referred to committee on Senate Urban Affairs and Housing
03-30-22 Reported out of Senate Urban Affairs without amendments
05-23-22 Set on the Senate Calendar

SB 347 DiSanto, John (PN 350) Amends the Tax Reform Code, in personal income tax, further providing for classes of income. The intent of the bill is to allow for like-kind exchanges in Pennsylvania, mirroring Internal Revenue Code Section 1031 provisions. The bill applies to tax years

beginning after December 31, 2020, and is effective immediately.

Bill History: 11-09-21 Senate Final Passage (33-17)
11-10-21 Received in the House and referred to House Finance
04-12-22 Passed over in Committee House Finance

SB 890 Saval, Nikil

(PN 1142) The Equitable Housing Recovery Act provides no court in the commonwealth may accept any filing or pleading instituting a new COVID-19 eviction action until 60 days following the end of the eviction delay period. Further provides if an eviction arising under The Landlord and Tenant Act of 1951 was filed or a judgment by agreement has been executed within 30 days prior to the issuance of the proclamation of the COVID-19 disaster emergency, a landlord may not proceed with the action until 60 days following the end of the eviction delay period. Also provides for COVID-19 eviction criteria and homeowner protections. Requires the secretary of human services, when all the money for use in the Rental and Utility Assistance Grant Program has been expended, to certify the fact to the Legislative Reference Bureau for publication in the *Pennsylvania Bulletin* as soon as practicable. Provides a violation of this act shall constitute an unfair or deceptive act under the Unfair Trade Practices and Consumer Protection Law and shall be subject to the enforcement provisions and remedies contained in that act. Further provides provisions of this act are severable. Effective immediately.

Bill History: 10-14-21 Introduced and referred to committee on Senate Urban Affairs and Housing

SB 912 Saval, Nikil

(PN 1187) Amends the Pennsylvania Human Relations Act providing for the terms accessory dwelling unit, adverse action, arrest record, consumer report, consumer reporting agency, conviction

record, criminal history, fair chance housing, landlord, legitimate business reason, minor, prospective occupant, registry information, supplemental information, and tenant. Prohibits use of criminal history to discriminate or adversely act against any person and imposes duties on a landlord taking adverse action based on a legitimate business reason or consumer report. Prohibits retaliation against the rights granted to a person with a criminal history. Imposes a duty on landlords to provide notice to prospective occupants and tenants of their rights relating to criminal history, to provide a copy of a landlord's criminal history background check to the prospective occupants or tenants, and to provide notice to prospective occupants and tenants that supplemental information regarding rehabilitation, good conduct, and facts regarding registry information is needed. The commission shall adopt a rule or rules to enforce these duties. Provides for exclusions and other legal requirements related to use of criminal history by a landlord. Provides for procedure and civil penalties and adds and edits language to reflect these prohibitions and imposition of duties. Effective in 60 days.

Bill History: 10-27-21 Introduced and referred to committee on Senate Urban Affairs and Housing

SB 1002

Saval, Nikil

(PN 1323) The Fair Records for Renters Act provides upon the filing of an eviction case or a foreclosure-related complaint in ejectment, the clerk of the court shall immediately seal the court file and inform all parties about mandatory sealing. The clerk of the court shall unseal a court file no sooner than 30 days after the court enters an eviction judgment. If a tenant pays a money judgment in full or leaves the property after a judgment for possession has been entered but prior to the ordered or agreed-upon move-out

date, or both satisfies the money judgment in full and leaves the property in cases where a money judgment and judgment for possession are entered, upon receiving notice from the tenant along with the forms for the landlord to sign, the landlord shall, within 30 days, either notify the court or provide the tenant with all signed documentation required by the court and the judgment shall be marked satisfied. Effective immediately.

Bill History: 01-14-22 Introduced and referred to committee on Senate Urban Affairs and Housing

SB 1023 Flynn, Marty

(PN 1346) Amends Title 66 (Public Utilities), in price upon resale of public utility services, providing the bill rendered by the reseller to any residential consumer shall not, if the bill is based on submetered consumption, exceed the amount which the public utility would bill its own consumers for the same service or, if the bill is based on a formula agreed to by the consumers in writing, exceed the amount billed by the public utility to the reseller during the relevant period. Effective in 60 days.

Companions:

HB 2275	Flynn, Marty	(Refiled from 19R Session)
HB 896	Flynn, Marty	(Identical)

3-15-21 Introduced and referred to committee on House Consumer Affairs

Bill History: 01-25-22 Introduced and referred to committee on Senate Consumer Protection & Prof. Licensure

SB 1059 Hughes, Vincent

(PN 1394) Amends the Fiscal Code, in American Rescue Plan Rental and Utility Assistance Grant Program, providing \$500 million shall be transferred from the COVID-19 Response Restricted Account to be distributed to counties for the Emergency Rental Assistance Program (ERAP). Outlines how funds are to be distributed. Effective immediately.

Bill History: 02-14-22 Introduced and referred to committee on Senate Urban Affairs and Housing

SR 159 Costa, Jay

(PN 1035) Resolution directing the Legislative Budget and Finance Committee to conduct a study and issue a report on the impact of housing on health in the commonwealth. Requires the committee to issue a report of its findings and recommendations to the Senate within one year of the adoption of the resolution including policy changes that the collected demographic data indicates are necessary to reduce disparities.

Bill History: 08-27-21 Introduced and referred to committee on Senate Urban Affairs and Housing