



PENNSYLVANIA RESIDENTIAL OWNERS ASSOCIATION

HB 96	Bullock, Donna	(PN 84) Amends the Landlord and Tenant Act, in creation of leases, statute of frauds and mortgaging of leaseholds, providing for criminal background, and imposing a penalty. Provides a landlord, regarding applicants or potential tenants and their household members, may not inquire about or require disclosure of an arrest not leading to conviction, participation in or completion or deferral of judgment program, conviction that has not been judicially dismissed, expunged, voided or invalidated, conviction or any other determination or adjudication in the juvenile justice system, conviction that is more than seven years old, the date of conviction being the date of sentencing and information pertaining to an offense other than a felony or misdemeanor. Further provides that a person in violation of this section is subject to a fine not greater than \$250. Effective immediately.
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Bill History: 03-08-23 Introduced and referred to committee on House Housing and Community Development

HB 109	Ciresi, Joseph	(PN 93) Creates the Prohibition of Early Contract Termination Fees Upon Death Act, prohibits fees for early termination of certain contracts upon death; providing for waiver of applicable fees; and imposing civil penalties. Adds definitions for "provider," outlines the general rule for prohibiting early termination fees for early termination of a service contract if the party dies before completion of the contract,
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including vehicle lease applicability, as long as notice of death is provided. Provides for civil penalties in case of violation of the act. Effective in 60 days.

Companions: HB 1418 Ciresi, Joseph (Refiled from 21R Session)

Bill History: 03-08-23 Introduced and referred to committee on House Consumer Protection/Technology/Utility

HB 121 Ciresi, Joseph

(PN 104) 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.

Companions: HB 360 Ciresi, Joseph (Refiled from 21R Session)

Bill History: 03-08-23 Introduced and referred to committee on House Housing and Community Development

HB 246 Davis, Tina

(PN 209) The Flood Hazard Notification Act imposes a duty on municipal corporations to provide notification to

property owners of changes to special flood hazard area maps of the Federal Emergency Management Agency (FEMA). Within 90 days of receipt of notification from FEMA that indicates a change in a preliminary special flood hazard area map relating to real property used for residential, commercial, mixed-use, industrial, special purpose or agricultural purposes within the municipal corporation, municipal corporations shall provide to each owner of the property written notification that the change has occurred within the municipal corporation, written notice of the name and contact information of the appointed floodplain administrator for the municipal corporation and written notification of the website, address and phone number for the National Flood Insurance Program to aid the property owner in determining if there has been a change to the flood risk of the property. Provides duties on counties of changes to special flood hazard area maps, forms of notice and municipal immunity. Effective in 60 days.

Bill History: 05-03-23 Reported out of House Local Government without amendments
05-24-23 House Final Passage (160-41)

HB 300	Kenyatta, Malcolm	(PN 1135) Amends the Pennsylvania Human Relations Act, further providing for the title of the act, for findings and declaration of policy, for right to freedom from discrimination in employment, housing and public accommodation, for definitions, for unlawful discriminatory practices and for prohibition of certain real estate practices to provide protections for religious exercise. Further provides for powers and duties of the Pennsylvania Human Relations Commission (PHRC),
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for construction and exclusiveness of remedy. Makes technical adjustments and repeals provisions relating to the educational program. Effective in 30 days. (Prior Printer Number(s): 894, 1020)

Bill History: 05-02-23 House Final Passage (102-98)
05-03-23 Received in the Senate and referred to Senate State Government

HB 352 Isaacson, Mary (PN 315) Amends the Landlord and Tenant Act, in recovery of possession, further providing for escrow funds limited to specify no lease or rental agreement may contain a provision which characterizes any security deposit, including a deposit or fee for a pet, as nonrefundable. Effective in 60 days.

Companions: HB 363 Isaacson, Mary (Refiled from 21R Session)

Bill History: 03-13-23 Introduced and referred to committee on House Housing and Community Development

HB 366 Isaacson, Mary (PN 333) Amends The Landlord and Tenant Act, in creation of leases, statute of frauds and mortgaging of leaseholds, providing for rental applications. Provides that a landlord or the landlord's agent may not charge a rental application fee of more than \$20 to apply to enter into a rental agreement for a residential dwelling unit, and they may only use the fee to conduct a background check on the applicant's criminal history record and credit score. Nothing shall be construed to prohibit a person from charging a rental application fee to apply to enter into a rental agreement for commercial or nonresidential property. Effective in 60 days.

Bill History: 03-14-23 Introduced and referred to committee on House Housing and Community Development

HB 372 Isaacson, Mary

(PN 339) Amends the Landlord and Tenant Act, in preliminary provisions, establishing that during a disaster emergency declared by the governor, it is unlawful for a landlord to evict or attempt to evict a tenant unemployed, separated from employment or unable to find employment due to a disaster emergency or enter the leased premises for purposes of showing the premises to prospective buyers or tenants without the express consent of the tenant. Landlords in violation are subject to a penalty of \$500 per occurrence. Provides the section is only applicable to residential landlords and not commercial leaseholds. Effective immediately.

Bill History: 03-14-23 Introduced and referred to committee on House Housing and Community Development

HB 437 Deasy, Daniel

(PN 404) Amends the Taxpayer Relief Act, in senior citizens property tax and rent rebate assistance, further providing for definitions to amend the definition of rent rebate in lieu of property taxes. Providing for unlawful use of rent rebates to specify 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. Imposes penalties for violations of the act. Provides definitions for landlord and tenant. Effective in 60 days.

Companions: (Refiled from 21R Session)
HB 565 Deasy, Daniel

Bill History: 03-15-23 Introduced and referred to committee on House Finance

HB 503 Guerst, Nancy (PN 472) Amends the Pennsylvania Human Relations Act, further providing for findings and declaration of policy and to include family caregiver status and marital status as aspects that shall not be discriminated against. Effective in 60 days.

Bill History: 06-28-23 Reported as amended from the House State Government Committee
06-28-23 House first consideration
06-28-23 Referred to House Rules

HB 506 Guerst, Nancy (PN 475) Amends the Landlord and Tenant Act, providing for limitations on rent increases to insert definitions for duplex, dwelling unit, percentage change in the cost of living, secretary, single family dwelling unit and tenancy. Prohibits residential landlords from increasing rent on a dwelling unit by more than five percent plus the percentage change in the cost of living or 10 percent, whichever is lower. Provides for certain exceptions to rent and sublease limitations. Provisions shall not pre-empt an ordinance, rule, regulation or other law regarding rent. Violations of provisions constitute an unlawful practice. Provisions shall apply to rental contracts and rent increases on or after January 1, 2024. Effective in 60 days.

Bill History: 03-17-23 Introduced and referred to committee on House Housing and Community Development

HB 643 Pisciotto, Nickolas (PN 582) Amends Title 68 (Real and Personal Property), in residential real property, providing for individual dwelling unit water metering. Establishes individual dwelling unit water meter, providing for definitions, individual meters and occupancy permits. Effective in 60 days.

Companions: HB 377 Davis, Austin (Refiled from 21R Session)

Bill History: 03-21-23 Introduced and referred to committee on House Housing and Community Development
04-20-23 Re-referred to the House Consumer Protection, Technology and Utilities Committee

HB 675 Rabb, Christopher (PN 618) Amends Titles 53 (Municipalities Generally), providing for utility reconnection fees and specifying an authority or municipality may only charge a reconnection fee for a utility or service reconnection within the authority's or municipality's jurisdiction if the customer's household income is more than 300 percent of the federal poverty level, barring exceptions. Prohibits summer electricity termination between June 1 and September 30 of each year if the customer's household income is no greater than 300 percent of the Federal poverty level. Amends Title 66 (Public Utilities), further providing for reconnection of service to specify that a customer or applicant with an income no greater than 300 percent of the Federal poverty level will not be required to pay an outstanding balance in full or reconnection fee prior to restoration of service. Allows a public utility to enter into a repayment plan with the customer or applicant for any arrearages, which shall not exceed five percent of the household monthly income. Effective in 60 days.

Companions: HB 2920 Rabb, Christopher (Refiled from 21R Session)

Bill History: 03-23-23 Introduced and referred to committee on House Consumer Protection/Technology/Utility

HB 681 Sturla, Mike (PN 624) Amends the Landlord and Tenant Act, in tenement buildings and multiple dwelling premises, providing for lead testing requirements. Adds lead testing requirements for properties built prior to 1978 and lists the specific property classifications. Requires the landlord to provide the results of the

lead test and the date of the test to any prospective tenant. Requires the lead test to be conducted by an inspector certified by the Department of Labor and Industry or by the municipality, borough or township. Requires the test to be conducted at least once, the results to be submitted to the local government and the record keeping of the test results by that local government. Adds that the testing result records need to be publicly available. Effective 60 days.

Companions: HB 1324 Sturla, Mike (Refiled from 21R Session)

Bill History: 03-23-23 Introduced and referred to committee on House Housing and Community Development

HB 741 Haddock, James

(PN 690) The Smoke Alarm Responsibility Act regulates certain smoke alarms; providing for dwelling unit owner and tenant responsibilities; and prescribing penalties. Adds definitions. Provides for the responsibility of the owner to equip dwelling units with and replace smoke alarms, ensure the operating function of smoke alarms and address any deficiency with the smoke alarms in the units. Provides that the owner is not responsible for the maintenance, repair or replacement of a smoke alarm while the unit is occupied. Outlines the tenant's responsibilities to include maintaining the smoke alarm of the unit while in occupancy, ensuring that it is tested annually, not removing it and notifying the owner in writing of any deficiencies relating to the smoke alarm. Establishes that violations of this act constitute a summary offense punishable by a fine of up to \$50. Effective in 120 days.

Bill History: 03-28-23 Introduced and referred to committee on House Housing and Community Development

HB 765 Kinkead, Emily

(PN 714) Amends the Landlord and Tenant Act, providing for tenant's rights. Provides a landlord may only terminate or refuse to renew the lease of a lessee or may evict a lessee and rental home occupant. Allows landlords to establish fair and reasonable rules and regulations for the carry out of provisions. All rent, fees, service charges and assessments payable to the landlord and notice of any other utility charges shall be fully disclosed in writing. Details procedures for sales or leases of rental homes and closures of rental homes. Outlines damages. Prohibits certain actions and allows the attorney general to enforce provisions. Presumptions of retaliatory evictions may be rebutted by competent evidence presented in any appropriate court of initial jurisdiction. Provides for remedies. Effective in 90 days.

Bill History: 03-30-23 Introduced and referred to committee on House Housing and Community Development

HB 1062 Sturla, Mike

(PN 1076) Amends Title 53 (Municipalities Generally), in neighborhood blight reclamation and revitalization, providing for State blight data collection system. Establishes the Property Maintenance Code Violations Registry. Provides that a municipality shall file a property maintenance code violation 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. Effective in 120 days.

Companions:

HB 2329 Sturla, Mike (Refiled from 21R Session)

Bill History:

06-26-23 Reported as amended from the House Housing and Community Development Committee

06-26-23 House First Consideration

06-26-23 Referred to House Rules Committee

HB 1090

Ryncavage, Alec

(PN 1115) Amends the County Code, in special powers and duties of counties, providing for property maintenance code. Allows counties to enact a property maintenance ordinance that incorporates a standard or nationally recognized property maintenance code or a variation or a standard or nationally recognized property maintenance code or a variation, change or part of such code as the county's property maintenance ordinance. Confers duties and responsibilities upon county boards of commissioners. Provides counties may not enforce a property maintenance order adopted by a municipality within the county unless the county enters into an intergovernmental cooperation agreement with the municipality. Effective in 60 days.

Companions:

HB 2555 Boback, Karen (Refiled from 21R Session)

Bill History:

05-02-23 Introduced and referred to committee on House Housing and Community Development

HB 1341

Miller, Brett

(PN 1486) Amends Title 66 (Public Utilities) in services and facilities, providing prior to any termination of service to a landlord who has notified a public utility in writing of the landlord's

ownership interests in a property served by the public utility, the public utility shall provide written notice to the landlord of the proposed termination via first class mail or by email, text message or other electronic messaging formats in accordance with the commission's privacy guidelines at least seven days before the date of termination of service. In incidents on electronic delivery, the legislation provides a landlord shall affirmatively consent to be contacted using a specific electronic messaging format for the purpose of termination of service. Provides if the originating cause of the proposed termination of service is not resolved, the public utility shall provide a final written notice under this subsection via first class mail to the landlord on the day of the proposed termination date. Provides that provisions do not apply to landlord ratepayers. Effective in 60 days.

Companions: HB 2606 Miller, Brett (Refiled from 21R Session)

Bill History: 06-08-23 Introduced and referred to committee on House Consumer Protection/Technology/Utility

HB 1441 Borowski, Lisa Amends the Landlord and Tenant Act, providing for tenants' rights in cases of violence.

Bill History: 06-20-23 Introduced and referred to committee on House Judiciary

HB 1549 Madsen, David (PN 1808) Amends the Landlord and Tenant Act, in tenement buildings and multiple dwelling premises, to provide for tenant relocation payments. Provides definitions for the act. Provides for a temporarily displaced tenant, within 24

hours of the posting of the condemnation of rental housing, a landlord shall provide comparable housing for the tenant and their belongings, a relocation payment equal to one month's rent for a unit of comparable size, payment for the costs of the immediate relocation, payment for the costs to move after the end of the displacement period and, if a displaced tenant returns to their original housing, that all lease provisions shall remain in place. Tenants displaced for 30 days shall be considered a permanently displaced tenant and the landlord shall compensate the tenant within 72 hours after the 30-day displacement. Landlords and tenants may agree to an alternative arrangement. Requires landlords to provide proof of compliance with the act. Requires landlords to provide permanently displaced tenants with the first right to reoccupy rental housing. Effective in 60 days.

Bill History: 06-29-23 Introduced and referred to committee on House Housing and Community Development

SB 98	Langerholc, Wayne	(PN 44) Amends the Housing Authorities Law, providing for public housing safety committees by detailing within each housing authority, a public housing safety committee shall be created to review background checks in compliance with federal law. The committee shall take all necessary measures to comply with federal law and evaluate documentation provided by the housing authority; the committee shall vote to inform the authority of its evaluation; details process for denying an application. Provides requirements for background checks for landlords. Provisions relating to public housing safety committees are effective
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immediately; the remainder of the act is effective in 90 days.

Bill History: 01-18-23 Introduced and referred to committee on Senate Urban Affairs and Housing

SB 124 Muth, Katie

(PN 109) Amends the Pennsylvania Human Relations Act, further providing for definitions by inserting a definition for source of income. In unlawful discriminatory practices and in prohibition of certain real estate practices, updates language to reflect the added definition. Effective in 60 days.

Bill History: 01-19-23 Introduced and referred to committee on Senate Urban Affairs and Housing

SB 149 Brewster, Jim

(PN 734) Amends the Real Estate Tax Sale Law, further providing for the title of the act; and, in sale of property, providing for county demolition and rehabilitation fund. Establishes the County Demolition and Rehabilitation Fund, allowing a county of the first, second, second class A, third, fourth, fifth, sixth, seventh or eighth class and home rule charter county of any of these classes that imposes a fee to establish a fund. Prevents the governing body of a county from imposing a fee not exceeding \$250 for the sale of any property sold in accordance with the act or action for mortgage foreclosure. Provides for fee collection. Clarifies contents of an ordinance to establish the fund. Specifies provisions shall not apply to a property acquired by the Pennsylvania Housing Finance Agency (PHFA). Effective in 60 days. (Prior Printer Number(s): 123)

Companions: SB 574 Brewster, Jim (Refiled from 21R Session)

Bill History: 05-09-23 Reported as amended Senate Urban Affairs and Housing
06-07-23 Senate Second consideration
09-18-23 Set on the Senate Calendar

SB 216 Costa, Jay

(PN 185) Amends the Taxpayer Relief Act, in senior citizens property tax and rent rebate assistance, providing it is unlawful for a landlord and tenant to enter into a lease or agreement to assign or pay any portion of any rebate payable under this chapter to which the tenant may be entitled to the landlord or the landlord's assignee or representative. Establishes penalties for landlords in violation and provides enforcement by the Office of Attorney General (OAG). Effective in 60 days.

Companions: SB 747 Costa, Jay (Refiled from 21R Session)

Bill History: 01-31-23 Introduced and referred to committee on Senate Finance

SB 339 Tartaglione, Christine

(PN 275) 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. Directs the board of school directors to ensure each school district conducts a radon test in each school building with guidelines for completion by specified deadlines. Requires remediation measures no later than 10 business days before the start of the school year, which would provide information from the radon test to parents or guardians. Provides the board of school directors shall continue to conduct radon tests in each school building of the school district every five years after the initial radon tests, providing for test results and certification. Directs landlords to conduct radon tests in dwelling units, providing for deadlines and remediation measures in which landlords inform prospective tenants. Directs landlords to continue subsequent radon tests every

five years after the initial tests, as well as provides for test results and certification. Directs residential home sellers to conduct radon tests, providing for deadlines and remediation measures in which sellers must inform potential buyers. Instructs sellers to continue subsequent radon tests every five years after the initial tests, as well as provides for test results and certification. Requires owners of commercial buildings to conduct radon tests by specified deadlines, providing for remediation measures that provide notice to the general public, subsequent tests five years after the initial test, test rules, and certificates. Directs the Department of Environmental Protection (DEP) to adopt rules and regulations for the enforcement of the Radon Remediation Act. Provides that an individual in violation of any provision of the act or rules and regulations adopted by DEP under Section 7 may be subject to 29 U.S.C. 651 et. seq. (Occupational Safety and Health Act of 1970). Effective in 60 days.

Companions:

SB 205 Tartaglione, Christine	(Refiled from 21R Session)
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Bill History:

02-10-23 Introduced and referred to committee on Senate Environmental Resources and Energy
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SB 369

Mastriano, Doug

(PN 312) The Property Owner's Bill of Rights Act provides for a property owner's bill of rights statement. Clarifies definitions. Directs 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 which should be available on the Office of the Attorney General's publicly accessible website. Provides that the property owner's bill of rights shall be provided to the last known address of the property owner at least seven days

before the agency's declaration of taking. Provides a disclaimer. Effective in 60 days.

Companions: HB 1395 Quinn, Chris (Refiled from 21R Session)

Bill History: 02-21-23 Introduced and referred to committee on Senate Judiciary

SB 376

Hughes, Vincent

(PN 298) Amends the Administrative Code, establishing the Commonwealth Housing Council. Adds a definition for council and establishes the Commonwealth Housing Council to coordinate with executive departments and agencies regarding Pennsylvania's housing policies. Provides for membership criteria to include the secretary of community and economic development, the secretary of human services, the Executive Director of the Pennsylvania Housing Agency, the secretary of the budget, a senator appointed by the president pro tempore, a senator appointed by the minority leader, a representative appointed by the Speaker of the House, a representative appointed by the Minority Leader of the House, the mayor of a city of the first class, the county executive of a county of the second class, one member of county government appointed by the governor from a specified list for each county grouping, or a respective designee. Provides for administration of council, to set guidelines for organization, quorum and meeting requirements. Provides a term limit of any member of the council shall include three years and reappointments for no more than two consecutive terms. Provides the duties of the council include developing a unified set of housing-related goals and priorities, working in collaboration with executive departments or agencies, developing and updating a state plan at least once every five years, creating and maintaining a consolidated inventory and resource guide, implementing national best practices research,

conducting research or collecting data relating to the needs, demands and conditions of affordable and workforce housing, ensuring Pennsylvania's comprehensive housing strategy is developed with the needs of the diverse communities of the state, serving as a coordinating resource, working in collaboration with executive departments or agencies and providing regular updates to the governor, the executive departments or agencies and the General Assembly. Requires that the council inform the governor and the General Assembly and post relevant information about its work. Effective in 60 days.

Bill History: 02-16-23 Introduced and referred to committee on Senate Urban Affairs and Housing

SB 619 Kane, John

(PN 647) Amends the Pennsylvania Human Relations Act, further providing for unlawful discriminatory practices to indicate in the case of a rental, the landlord shall extend the protections granted under this subsection to any existing renter who either is a person with a handicap or disability after the start date of the renter's term pursuant to the lease or rental agreement. Amendments shall apply to a lease or rental agreement executed or renewed on or after the effective date. Effective in 60 days.

Companions: SB 1168 Kane, John (F) (Refiled from 21R Session)

Bill History: 04-25-23 Introduced and referred to committee on Senate Urban Affairs and Housing

SB 718 Argall, David

Amends Title 53 (Municipalities Generally), in consolidated county assessment, further providing for appeals by taxing districts and providing for standards of redress in appeals.

Companions:

SB 297 Argall, David

(Refiled
from 21R
Session)

Bill History:

05-31-23 Introduced and referred to
committee on Senate Urban Affairs and
Housing
