



## Bill Status Report

March 1, 2021

### PENNSYLVANIA RESIDENTIAL OWNERS ASSOCIATION

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

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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

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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

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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

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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

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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.

**Companions:** HB Isaacson, Mary (Refiled from 19R  
2028 (F) Session)

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

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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 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 Davis, Austin (Refiled from 19R  
1718 Session)

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

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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

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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

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SB 109      Pittman, Joe      (PN 74) Amends the Fiscal Code, in emergency COVID-19 response, repealing provisions relating to Pennsylvania Housing Finance Agency. Effective immediately.

**Bill History:** 02-05-21 Approved by the Governor (Act 1)  
02-05-21 Earliest Effective Date

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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

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SB 273      Baker, Lisa      Amends Title 42 (Judiciary), in particular rights and immunities, providing for COVID-19-related liability.

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