



LONG NYQUIST
& ASSOCIATES

Bill Status Report
October 10, 2024

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 2140) The Prohibition of Early Contract Termination Fees Upon Death Act prohibits fees for early termination of certain contracts upon death. Inserts definition for provider. Amends the definition for provider. Provides for waiver of applicable fees and imposes civil penalties. Applicable to contracts executed on or after the effective date.
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Effective in 60 days. (Prior Printer Number(s): 93)

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

Bill History: 10-17-23 House Final Passage (203-0)
06-26-24 Senate Final Passage (46-4)
06-28-24 Approved by the Governor Act 29

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: 05-24-23 House Final Passage (160-41)
06-06-23 Received in the Senate and referred to Senate Local Government

HB 287

Krajewski, Rick

(PN 2747) Amends Titles 42 (Judiciary and Judicial Procedure), in personnel of the system, further providing for appointment of personnel to indicate a court may not appoint a private entity to serve a writ of possession or alias writ, perform a lockout or in any way enforce a judgment for possession of real property arising from an ejectment or eviction case. Inserts definitions for use in the act. Amends Title 68 (Real and Personal Property) to provide and establish eviction agent advisory boards

in cities of the first class. Inserts the definition of "private entity." Includes a landlord that owns a rental property in a city of the first class. Outlines investigations and disciplinary actions. Repeals conflicting statutes. Effective in 60 days.

Bill History: 03-20-24 House Final Passage (102-99)
04-05-24 Received in the Senate and referred to the Senate Judiciary Committee

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), 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)
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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.
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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:

HB 565	Deasy, Daniel	(Refiled from 21R Session)
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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
09-22-23 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 Pisciotano, 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.
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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.

Bill History: 06-26-23 Reported as amended House Housing and Community Development
10-03-23 House Final Passage (118-85)
10-13-23 Received in the Senate and referred to Senate Urban Affairs and Housing

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

(PN 3414) Amends the Landlord and Tenant Act, adding an article to provide for tenants' rights in cases of violence. Specifies definitions. Provides for early release or termination of lease. Details that an eligible tenant shall be released from a lease if the tenant provides the landlord with a valid notice no later than 120 days from the date of the following: the most recent occurrence of an act or crime which makes the tenant an eligible tenant, a document described under paragraph (2)(ii), (iii), (iv), (v), (vi) or (vii) is issued or the responsible party is released from a prison, jail, juvenile detention facility or any other detention facility or institution. Specifies what a valid notice from the tenant shall include and provides for the effect of the notice. Provides for construction and limitation. Establishes certification form requirements. Provides for change of locks. Details the right of tenants and the right of landlords. Provides for prohibition and civil relief. Prohibits certain acts by landlords. Effective in 120 days.

Bill History:

06-26-24 House Second Consideration with Amendments

06-27-24 House Final Passage (116-86)

06-30-24 Received in the Senate and referred to the Senate Judiciary Committee

HB 1549 Madsen, David

(PN 2724) Amends the Landlord and Tenant Act, in tenement buildings and multiple dwelling premises, further providing for landlord's duties to stipulate that it is the duty of the landlord to provide a tenant a habitable dwelling; and providing for tenant relocation. Names the added article tenant relocation and further specifies definitions. Provides the general rule that for a temporarily displaced tenant, a landlord shall comply with the provisions of this section within 60 hours of the posting of condemnation on the rental housing. Provides for alternative offers from landlords. Details

what a landlord shall do at the beginning of a temporary displacement period and the end of a temporary displacement period relating to the movement of tenant's belongings. Specifies lease terms. Provides that once a tenant has been displaced for more than 60 days, the tenant shall be considered a permanently displaced tenant. Further provides that within 72 hours of the 60th day of displacement, the landlord shall pay, by check or money order, one of the following to a permanently displaced tenant: the permanently displaced tenant's security deposit with interest, any pro rata rent for the remainder of the month, or if the permanently displaced tenant had unpaid debts or arrearages owed to the landlord prior to the rental housing becoming uninhabitable, a landlord may use the security deposit to recoup the unpaid debts or arrearages and the remainder of the security deposit, after the unpaid debt or arrearage has been collected with interest, shall be returned to the permanently displaced tenant as required. Provides for landlord tenant agreement, specifying what a landlord and a displaced tenant may agree to. Directs a landlord to provide the local housing authority or municipality with a letter stating that the landlord and tenant have reached an agreement within five days after a tenant vacates the rental housing. Further provides for what shall apply when a landlord shall provide a permanently displaced tenant with the first right to reoccupy rental housing once the rental housing becomes habitable and is compliant with all municipal codes. Establishes what this article shall not apply to. Effective in one year. (Prior Printer Number(s): 1808)

Bill History: 03-26-24 House Final Passage (106-95)
04-05-24 Received in the Senate and referred to the Senate Urban Affairs and Housing Committee

HB 1769 Smith-Wade-El, Ismail (PN 2769) Amends Title 42 (Judiciary and Judicial Procedure), in dockets, indices and other records, adding a subchapter to provide for limited access to eviction information. Defines "disseminate," "eviction case," "eviction information" and "limited access eviction file." Provides the general rule that a court or the Administrative Office may not disseminate to an individual or post on a website a limited access eviction file unless a final disposition of the case is in favor of the plaintiff and the case is less than seven years old. Provides the circumstances that a court may disseminate a limited access eviction file. Stipulates that within 180 days of the effective date of this subsection, and on a monthly basis thereafter, courts shall automatically place under limited access eviction information when seven or more years have elapsed since the filing date of the eviction case, if the court vacates a judgment or marks a judgment satisfied, or if a court opens or sets aside a default judgment and enters a disposition that is subject to limited access. Outlines satisfaction of judgment, disclosure and applicability. Provides for the prohibition on disclosure of information in limited access eviction file, including a general rule, furnishing information, disclosure prohibited, violation, private cause of action, recovery, construction and applicability. Establishes that each court shall issue monthly, and provide to the Administrative Office, a list of all court files to which the court has limited access within the previous 31 days. Asserts that the Administrative Office shall quarterly transmit to an entity that regularly collects and disseminates court records a list of all limited access eviction files to which a court has limited

access within the previous quarter.
Effective in 180 days.

Bill History: 09-25-24 Reported out of House Judiciary Committee as amended.
09-30-2024 – House First Consideration

HB 1856 Davis, Tina

(PN 2328) Amends the Landlord and Tenant Act of 1951, in creation of leases, statutes of fraud and mortgaging of leaseholds, providing for credit scores and specifying definitions. Provides that a landlord shall clearly and conspicuously disclose to a prospective tenant on a rental application any credit score or other evidence of creditworthiness required for the rental of the residential real property. Effective in 60 days.

Bill History: 11-16-23 Introduced and referred to committee on House Commerce

HB 1989 Miller, Dan

(PN 2524) Amends Title 35 (Health and Safety), in public safety, adding a chapter to provide for testing of fire life safety dampers and smoke control systems; imposing duties on the State Fire Commissioner; and imposing penalties. Specifies definitions. Directs a building owner to establish an HVAC fire life safety damper and smoke control system inspection verification program to ensure that fire life safety dampers, smoke control systems, kitchen ventilation systems and dryer vent systems are in working order to prevent the spread of fire and smoke throughout the building. Provides for testing of fire life safety dampers, testing of smoke control systems, as well as duct and kitchen hood inspection, cleaning and testing. Establishes the qualifications of testers, specifying duties of state fire commissioner and qualified inspector.

Provides for the certificate of operation. Details what shall apply for a deficiency report and duties of a building owner relating to testing failures. Provides a requirement and contents for posting of notice. Provides for submission, including requirement and verification of certificate of operation. Asserts that an owner of a building who violates this chapter shall be assessed a civil penalty of \$100 per violation per day of noncompliance, which shall be payable to the Office of the State Fire Commissioner. Effective in one year.

Bill History: 01-31-24 Introduced and referred to the House Veterans Affairs and Emergency Preparedness Committee

HB 2148 Madsen, David

(PN 2772) Amends the Pennsylvania Human Relations Act, adding a section to provide for right to provide verifiable alternative evidence of ability to pay, adding a definition for the term "alternative evidence," and adding a subsection to further provide for unlawful discriminatory practices. Stipulates what a landlord must do if the applicant elects to provide lawful, verifiable alternative evidence of the applicant's reasonable ability to pay. Provides that it shall be an unlawful discriminatory practice for any landlord that receives a government rent subsidy to use a financial or income standard in assessing eligibility for rental housing that is not based on the portion of the rent to be paid by the tenant or to use a person's credit history as part of the application process for rental housing without offering the applicant the option, at the applicant's discretion, of providing lawful, verifiable alternative evidence of the applicant's reasonable ability to pay the portion of the rent to be paid by the tenant, including government benefit payments, pay

records and bank statements. Effective in 60 days.

Bill History: 03-25-24 Introduced and referred to the House Housing and Community Development Committee

HB 2237	Scheuren, Donna	(PN 2991) Amends Titles 18 (Crimes and Offenses) and 42 (Judiciary and Judicial Procedure), in arson, criminal mischief and other property destruction, further providing for the offense of criminal mischief; in burglary and other criminal intrusion, providing for removal of trespassers from real property; in particular rights and immunities, providing for an offense and civil action relating to trespass on real property; and imposing penalties. Revises grading for the offense of criminal mischief. Provides section explaining for the removal of trespassers from real property. Defines "illegal alien." Provides section for trespassing on real property cause of action and damages and fees awarded to real property owners. Effective in 60 days.
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Bill History: 04-25-24 Introduced and referred to the House Judiciary Committee

HB 2443	Krajewski, Rick	(PN 3362) The Right to Counsel Program Act establishes the Right to Counsel Program within the Department of Human Services (DHS) to provide grants to designated organizations for the statewide direct representation of eligible individuals and the Tenant Right to Counsel Task Force within DHS to advise DHS on the program, analyze trends and plan for the expansion of legal services to all eligible tenants; and imposes duties on DHS. Provides definitions. Provides for the implementation and administration of
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the program. Directs DHS to work in partnership with designated organizations under the program. Requires a legal service performed by a designated organization per this chapter to not supplant, replace or satisfy any obligation or responsibility of the designated organization under another program, agreement or contract. Specifies the purposes for which a designated organization may use money under the program. Outlines the award of grants, providing for the application form, application submittal, review and determination and diversity. Stipulates who the task force shall consist of and provides for the chairperson and vice chairperson of the task force. Details the duration, reappointment and office of the task force. Provides for filling vacancy and occurrence. Specifies a quorum and majority vote. Asserts that the task force shall hold its initial meeting no later than 60 days from the effective date of this section. Provides provisions for compensation and expenses, as well as staff and resources. Imposes duties and responsibilities on the task force, subject to the review and approval of DHS. Requires a report from the task force within two years of the effective date, and biennially thereafter, specifying what a report shall include at a minimum, stating who each report shall be submitted to and requiring the report be posted on DHS's website. Provides provisions for funding, detailing available resources and limitations. Outlines administration costs, providing for limitation and nature of administrative costs. Allows DHS to randomly audit grant recipients to ensure the appropriate use of grants and compliance, requiring each designated organization to establish a system of monitoring compliance with grant requirements. Directs DHS to adopt or promulgate rules or regulations

necessary, further providing for temporary regulations and permanent regulations. Effective in 60 days.

Bill History: 06-24-24 Introduced and referred to the House Housing and Community Development Committee

HB 2538 Probst, Tarah

(PN 3575) Amends Title 26 (Eminent Domain) in general provisions, further providing for new and amended definitions; providing for determinations of last resort; in procedure to condemn, further providing for the contents of a declaration of taking and a statement outlining why the specified exercise of eminent domain; providing procedure for determinations of last resort, to be determined within 30 days after the receipt of a declaration of taking, and condemnations of blighted property; for security required and for recording notice of condemnation, providing for advanced written notice to condemnees within 30 days prior to the filing of a declaration of taking with certain proof of service, compliance and publication required; further providing for notice to condemnee, for preliminary objections, for possession, right of entry and payment of compensation and for revocation of condemnation proceedings; in procedure for determining damages, further providing for petition for appointment of viewers, for report of viewers, for allocation of damages and for liens and distribution of damages; in just compensation and measure of damages, further providing for an additional one percent augmentation of the amount awarded under subsection (a) for each year of proven continuous ownership, for condemnee's costs where no declaration of taking filed and for limited reimbursement of appraisal, attorney and engineering fees and providing for

coverage of mortgages and liens and compensation for loss of goodwill of business or farm operation, given certain proof; providing for rebuttals of compensation, leaseback agreement applications and the use of state tax returns; and, in evidence, providing for proof of continuous ownership. Adds relevant language to existing text. Applies retroactively to a declaration of taking filed on or after January 1, 2024. Effective immediately.

Bill History:

08-21-24 Introduced and referred to the House State Government Committee

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 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: 12-13-23 Senate Final Passage (41-9)
07-01-24 House Final Passage (109-93)
07-08-24 Approved by the Governor Act 48

SB 202 Fontana, Wayne (PN 83) Amends the Municipal Claim and Tax Lien Law, further providing for municipal claims first lien, cities of first class, docketing, judgment and execution, for cities of the first class, recovery of judgment and sale free from claims, for redemption and for rule to show cause, decree, service and notice and providing for disposition of property

in cities of the second class. Strikes language on the writs of scire facias, provides for powers of the mayor of a city of the second class. Effective in 60 days.

Companions: HB 711 Kinkead, Emily (Related)

6-19-23 Received in the Senate and referred to the Senate Urban Affairs and Housing Committee

Bill History: 06-07-23 Senate Final Passage (50-0)
06-22-23 House Final Passage (149-53)
07-05-23 Approved by the Governor Act 4

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

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
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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 (PN 794) Amends Title 53 (Municipalities Generally), in consolidated county assessment, further providing for appeals by taxing districts and providing for standards of redress in appeals. Effective in 60 days.

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

SB 859 Schwank, Judy (PN 1024) Amends the Landlord and Tenant Act, in preliminary provisions, to provide for reusable tenant screening report. Allows landlords to elect to accept a reusable screening report in offering real property for lease. Landlords may require applicants to state there have been no material changes to the information in the report. If an applicant provides a report to a landlord that accepts reusable reports, the landlord shall not charge the applicant a fee for the landlord to access the report or an application screening fee. Outlines information that shall be included in a report and indicates reports shall prominently state the date through which the information within the report is current. Provides definitions for applicant, application screening fee, consumer report, consumer reporting agency and reusable tenant screening report. Effective in 60 days.

Bill History: 07-27-23 Introduced and referred to committee on Senate Urban Affairs and Housing

SB 860 Schwank, Judy (PN 1025) Amends the Landlord and Tenant Act, in creation of leases, statute of frauds and mortgaging of leaseholds, to provide for rental applications. Specifies that a landlord or the landlord's agent may not charge a rental application fee of more than \$25 to apply to enter into a rental agreement for a residential dwelling unit. Provides that a landlord or the landlord's agent may only use a rental application fee to conduct a background check on the applicant, and that a background check shall include a check of the applicant's criminal history record and credit score. Establishes the factors that may indicate a demonstrable risk to resident and property safety. Effective in 60 days.

Companions: HB 366 Isaacson, Mary (Related)

3-14-23 Introduced and referred to committee on House Housing and Community Development

Bill History: 07-27-23 Introduced and referred to committee on Senate Urban Affairs and Housing

SB 861 Schwank, Judy (PN 1026) Amends the Manufactured Home Community Rights Act, further providing for damages. Details applicability in the event a manufactured home community owner or operator and a manufactured home lessee execute a renewed or extended lease for a manufactured home space on or after the effective date of the provisions, which increases rent or payables to the lessor. The

manufactured home community owner or operator may not collect increased rent or fee-payable rent from the manufactured home lessee if the owner or operator fails to comply with certain requirements. Effective in 60 days.

Bill History: 07-27-23 Introduced and referred to committee on Senate Urban Affairs and Housing

SB 1095 Dillon, James

(PN 1411) Amends the Landlord and Tenant Act, in preliminary provisions, providing for residential rental property rate increases; and establishing the Rent Control Advisory Board. Prohibits residential rental property rate increases by an amount greater than 10 percent above the lowest gross rental amount charged for the residential rental property at any time during the twelve-month period prior to the effective date of the increase or prohibits the same rate increases by a rate greater than the percentage increase in the annual area median income of the county in which the residential rental property is located, whichever is greater. Provides for notices of increases in the gross rental amount for a tenant by a lessor. Prohibits a lessor from increasing the gross rental amount for a new tenant more than 15 percent above the gross rental amount paid by the immediately previous tenant. Establishes a lessor in violation of the section is liable to the tenant in an amount equal to three months' rent of the tenant plus actual damages suffered by the tenant. Allows tenants to pursue a private cause of action for relief. Establishes the Rent Control Advisory Board and provides for board members' terms. Prohibits board members from serving for pay. Provides for board member vacancies, removals and qualifications. Requires the board to issue a report of its findings and

recommendations regarding the effects of the legislation as it relates to lessors, tenants, residential rental property and other related matters no later than one year after the effective date of the legislation. Requires the board to ascertain the area median income and percentage increase in the area median income for each commonwealth county and provide the information to the Legislative Reference Bureau for publication in the next available issue of the Pennsylvania Bulletin. Provides for evictions based on "good cause," lessor appeals, general exceptions and definitions. Effective in 60 days.

Bill History: 03-11-24 Introduced and referred to committee on Senate Urban Affairs and Housing

SB 1137 Saval, Nikil

(PN 1498) Amends Title 42 (Judiciary and Judicial Procedure), in dockets, indices and other records, adding a subchapter to provide for limited access to eviction information. Defines "disseminate," "eviction case," "eviction information" and "limited access eviction file." Establishes the general rule that a court or the Administrative Office may not disseminate to an individual or post on a website a limited access eviction file unless a final disposition of the case in favor of the plaintiff is present and the case is less than seven years old. Specifies the circumstances in which a court may disseminate a limited access eviction file. Directs courts within 180 days of the effective date of this subsection, and on a monthly basis thereafter, to automatically place under limited access all eviction information when seven or more years have elapsed since the filing date of the eviction case, if a court vacates a judgment or marks a judgment satisfied or if a court opens or sets aside a default

judgment and enters a disposition that is subject to limited access under subsection (a). Provides for satisfaction of judgment, disclosure and applicability. Asserts that a person may not disseminate any information contained in a limited access eviction file, and this subsection does not apply to a defendant in an eviction case. Provides for furnishing information and disclosure prohibited. Stipulates that a violation of subsection (b) or (c) constitutes an unlawful practice under the Unfair Trade Practices and Consumer Protection Law. Allows a tenant or occupant to bring a private cause of action seeking compliance with this section. Grants the tenant or occupant the right to recover an amount equal to and not more than two months' rent or twice the damages sustained, whichever is greater, and reasonable attorney fees if a person violates this section. Specifies that nothing in this section shall prohibit the dissemination of information regarding a money judgment for the sole purpose of collection and that this section applies to an eviction case filed on or after the effective date of this subsection. Provides for procedures. Effective in 180 days.

Bill History: 04-05-24 Introduced and referred to committee on Senate Judiciary

SB 1236 Laughlin, Daniel

(PN 1669) Amends the Landlord and Tenant Act, in preliminary provisions, further providing for definitions; in recovery of possession, further providing for notice to quit; in repeals, providing for applicability; and making an editorial change. Adds a definition for "tenant." Adds under the section to relating to notice to quit providing that this section shall not apply to a landlord desirous of repossessing real property from a person who is not a tenant of the real property. Revises Article VI heading to Miscellaneous Provisions and adds a

section relating to applicability. Provides this act shall not apply to a person who possesses the real property of another without the other person's express or implied consent. Effective in 60 days.

Bill History: 06-12-24 Senate Final Passage (48-0)
07-09-24 House Final Passage (202-0)
07-17-24 Approved by the Governor Act 88