

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2404 Session of 2020

INTRODUCED BY ISAACSON, LEE, MURT, HOHENSTEIN, BRIGGS, DALEY, A. DAVIS, DEASY, DELLOSO, DONATUCCI, FRANKEL, GALLOWAY, HANBIDGE, HILL-EVANS, KENYATTA, KIM, MARKOSEK, McCLINTON, MERSKI, OTTEN, RABB, RAVENSTAHL, ROZZI, SANCHEZ, SCHWEYER, WEBSTER, WILLIAMS AND GAINNEY, APRIL 14, 2020

REFERRED TO COMMITTEE ON URBAN AFFAIRS, APRIL 14, 2020

AN ACT

1 Amending the act of April 6, 1951 (P.L.69, No.20), entitled "An
2 act relating to the rights, obligations and liabilities of
3 landlord and tenant and of parties dealing with them and
4 amending, revising, changing and consolidating the law
5 relating thereto," in preliminary provisions, providing for
6 effect of declaration of disaster emergency.

7 The General Assembly of the Commonwealth of Pennsylvania
8 hereby enacts as follows:

9 Section 1. The act of April 6, 1951 (P.L.69, No.20), known
10 as The Landlord and Tenant Act of 1951, is amended by adding a
11 section to read:

12 Section 106. Effect of Declaration of Disaster Emergency.--

13 (a) It shall be deemed unlawful for a landlord to do any of the
14 following during a disaster emergency declared by the Governor
15 under 35 Pa.C.S. § 7301(c) (relating to general authority of
16 Governor) due to an epidemic or pandemic:

17 (1) Evict or attempt to evict a tenant unemployed, separated
18 from employment or unable to find employment as a result of the

1 declaration of disaster emergency.

2 (2) Without the express consent of the tenant, enter the
3 leased premises for purposes of showing the premises to
4 prospective buyers or tenants.

5 (b) A landlord found to be in violation of this section
6 shall be subject to a penalty of not less than five hundred
7 dollars (\$500) per occurrence.

8 (c) This section shall apply only to residential leaseholds
9 and not to commercial leaseholds.

10 Section 2. This act shall take effect immediately.