
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2417 Session of
2015

INTRODUCED BY DAVIS, COHEN, BISHOP, SCHLOSSBERG, McNEILL,
KINSEY, THOMAS, CARROLL, DeLUCA AND McCARTER,
OCTOBER 18, 2016

REFERRED TO COMMITTEE ON URBAN AFFAIRS, OCTOBER 18, 2016

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," providing for tenants' right to disclosure
6 relating to foreclosure.

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 an
11 article to read:

12 ARTICLE V-C

13 TENANTS' RIGHT TO DISCLOSURE

14 Section 501-C. Definitions.

15 The following words and phrases when used in this article
16 shall have the meanings given to them in this section unless the
17 context clearly indicates otherwise:

18 "Fixed-term tenancy." A tenancy that has a fixed term of
19 existence, continuing to a specific ending date and terminating

1 on that date without requiring further notice to effect the
2 termination.

3 "Landlord." An individual or entity owning, controlling,
4 leasing, operating or managing premises used as a dwelling unit.

5 "Month-to-month tenancy." A tenancy that automatically
6 renews and continues for successive monthly periods on the same
7 terms and conditions originally agreed to, or as revised by the
8 parties, until terminated by one or both of the parties.

9 "Tenant." A person entitled under a rental agreement to
10 occupy a dwelling unit to the exclusion of others, including a
11 dwelling unit owned, operated or controlled by a public housing
12 authority.

13 "Week-to-week tenancy." An occupancy that is charged on a
14 weekly basis and is payable no less frequently than every seven
15 days, where there is a written rental agreement that defines the
16 landlord's and tenant's rights and responsibilities.

17 Section 502-C. Notice of foreclosure.

18 (a) General rule.--A landlord shall disclose to all tenants
19 a certified copy of a foreclosure notice required under section
20 403-C of the act of December 3, 1959 (P.L.1688, No.621), known
21 as the Housing Finance Agency Law, on the premises used as a
22 dwelling unit.

23 (b) Fixed-term tenancy.--Notice under subsection (a) shall
24 be provided by the landlord or recipient of a notice of
25 foreclosure to a tenant of a fixed-term tenancy at least 60 days
26 prior to the termination specified in the notice of foreclosure.

27 (c) Month-to-month and week-to-week tenancies.--Notice under
28 subsection (a) shall be provided by the landlord or recipient of
29 a notice of foreclosure to a tenant of a month-to-month tenancy
30 or a week-to-week tenancy at least 30 days before the

1 termination specified in the notice of foreclosure.

2 Section 2. This act shall take effect in 60 days.