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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 2761 Session of  
2020

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INTRODUCED BY CIRESI, SHUSTERMAN, DONATUCCI, READSHAW, KENYATTA,  
KINSEY, ROZZI, HILL-EVANS, HOWARD, KIM, CONKLIN, O'MARA,  
DeLUCA AND NEILSON, AUGUST 7, 2020

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REFERRED TO COMMITTEE ON EDUCATION, AUGUST 7, 2020

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AN ACT

1 Providing for off-campus student housing tenant rights.

2 The General Assembly of the Commonwealth of Pennsylvania

3 hereby enacts as follows:

4 Section 1. Short title.

5 This act shall be known and may be cited as the Off-Campus  
6 Student Housing Tenant Rights Act.

7 Section 2. Definitions.

8 The following words and phrases when used in this act shall  
9 have the meanings given to them in this section unless the  
10 context clearly indicates otherwise:

11 "Bill of rights." The student bill of rights provided for  
12 under section 3.

13 "Department." The Department of Education of the  
14 Commonwealth.

15 "Institution of higher education." A public or private two-  
16 year or four-year or postsecondary institution of higher  
17 education in this Commonwealth that has been accredited at the

1 college level by an accrediting agency recognized by the United  
2 States Secretary of Education.

3 Section 3. Student tenant bill of rights.

4 (a) General rule.--The department shall create and  
5 distribute a bill of rights to institutions of higher education  
6 in this Commonwealth. The bill of rights shall include  
7 information about renting and include the following rights:

8 (1) To live in a habitable dwelling.

9 (2) To residential privacy.

10 (3) To a hearing prior to eviction.

11 (4) To receive a writ of possession prior to eviction.

12 (5) Against harassment and discrimination.

13 (6) For an individual with disabilities to request  
14 reasonable accommodations.

15 (7) To visitors.

16 (8) To utility access.

17 (b) Notice.--An institution of higher education shall  
18 distribute a bill of rights to each student who is enrolled at  
19 the institution of higher education, and each newly enrolled  
20 student thereafter. The institution of higher education shall  
21 provide to each student enrolled, along with the bill of rights,  
22 a list of the most recent contact information for the municipal  
23 code enforcement office where the institution of higher  
24 education is located and for all municipal code enforcement  
25 offices in adjacent municipalities.

26 Section 4. Off-campus student certification course.

27 (a) Course creation.--The department shall create an online  
28 course to educate new students of their rights as tenants.

29 (b) Course requirements.--The following criteria shall apply  
30 to the online course under subsection (a):

1           (1) The online course shall be one instructional session  
2 which can be viewed via a secure Internet website.

3           (2) The online course shall provide:

4           (i) Tenant rights provided under Federal, State or  
5 local law, ordinance or court precedent.

6           (ii) The process and steps required when  
7 experiencing unsafe housing.

8           (iii) Other relevant information the department  
9 deems appropriate for inclusion in the online course.

10          (3) All students of the institution of higher education  
11 enrolled after the effective date of this section shall be  
12 required to view the online course. Documentation of the  
13 successful completion of the online course by each student  
14 shall be maintained by the institution of higher education.  
15 An institution of higher education may charge a fee of not  
16 more than \$50 to a student that fails to view the online  
17 course under this section by the end of the student's first  
18 semester.

19          (4) An institution of higher education may create and  
20 administer the institution's own off-campus student  
21 certification online course by providing the department with  
22 written notification and all electronic files, documents and  
23 a completed copy of the online course.

24 Section 5. Effective date.

25 This act shall take effect January 1, 2021, or immediately,  
26 whichever is later.