

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 372 Session of 2023

INTRODUCED BY ISAACSON, SCHLOSSBERG, HILL-EVANS, HOHENSTEIN,  
HOWARD, KINKEAD, KRAJEWSKI, MADDEN, OTTEN, SANCHEZ AND  
D. WILLIAMS, MARCH 14, 2023

REFERRED TO COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT,  
MARCH 14, 2023

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; and imposing a  
7 penalty.

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

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

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

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

18 (1) Evict or attempt to evict a tenant unemployed, separated  
19 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.