

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1574 Session of
2021

INTRODUCED BY ISAACSON, T. DAVIS, DELLOSO, HOHENSTEIN, HOWARD,
NEILSON, SANCHEZ, SIMS AND WEBSTER, JUNE 8, 2021

REFERRED TO COMMITTEE ON CONSUMER AFFAIRS, JUNE 8, 2021

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 creation of leases and statute of
6 frauds and mortgaging of leaseholds, providing for rental
7 applications.

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 207. Rental Applications.--(a) A landlord or the
14 landlord's agent may not charge a rental application fee of more
15 than twenty dollars (\$20) to apply to enter into a rental
16 agreement for a residential dwelling unit.

17 (b) A landlord or the landlord's agent may only use a rental
18 application fee to conduct a background check on the applicant.
19 A background check under this subsection shall include a check
20 of the applicant's criminal history record and credit score.

1 (c) Nothing in this section shall be construed to prohibit a
2 person from charging a rental application fee to apply to enter
3 into a rental agreement for commercial or nonresidential
4 property.

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