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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 1744 Session of  
2013

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INTRODUCED BY DAVIS, SCHLOSSBERG, O'BRIEN, MCGEEHAN, HARKINS,  
SAMUELSON, MOLCHANY, YOUNGBLOOD, MUNDY, THOMAS, P. DALEY,  
CALTAGIRONE, PARKER, V. BROWN, SWANGER, FREEMAN, KORTZ,  
FABRIZIO, DEASY, BROWNLEE, COHEN AND QUINN, OCTOBER 11, 2013

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REFERRED TO COMMITTEE ON URBAN AFFAIRS, OCTOBER 11, 2013

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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  
6 disclosure.

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.