THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1856 Session of 2023

INTRODUCED BY T. DAVIS, McNEILL, MADDEN, RABB, SCHLOSSBERG, PARKER, BOYD, SANCHEZ, HILL-EVANS, CURRY, STEELE, DALEY AND ZIMMERMAN, NOVEMBER 16, 2023

REFERRED TO COMMITTEE ON COMMERCE, NOVEMBER 16, 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 creation of leases, statute of frauds
6   and mortgaging of leaseholds, providing for credit scores.

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 a

11 section to read:

12   Section 207. Credit Scores.--(a) A landlord shall clearly

13 and conspicuously disclose to a prospective tenant on a rental

14 application any credit score or other evidence of

15 creditworthiness required for the rental of the residential real

16 property.

17   (b) As used in this section, the following words and phrases

18 shall have the meanings given to them in this subsection unless

19 the context clearly indicates otherwise:

1   "Consumer reporting agency" means as defined in section 2 of

2   the act of November 29, 2006 (P.L.1463, No.163), known as the

3   "Credit Reporting Agency Act."

4   "Credit score" means a numerical rating representing the

5   perceived ability of an individual to fulfill the individual's

6   financial commitments, based on an analysis of the individual's

7   credit history and current financial circumstances by a consumer

8   reporting agency.

9   "Landlord" means an individual or entity that owns, controls,

10   leases, operates or manages residential real property for rental

11   to a tenant.

12   "Tenant" means an individual who rents residential real

13   property under a lease.

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