

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 344 Session of 2025

INTRODUCED BY GREEN, GIRAL, HOWARD, SANCHEZ, HILL-EVANS, CIRESI AND KENYATTA, JANUARY 27, 2025

REFERRED TO COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT, JANUARY 27, 2025

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 parking  
 7 provisions in lease.

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. Parking Provisions in Lease.--(a) (1) A  
 14 landlord shall state in a lease whether parking is provided for  
 15 a tenant. If the landlord provides parking to the tenant, the  
 16 landlord shall state in the lease whether the tenant is required  
 17 to pay a fee for the provision of parking and, if so, the amount  
 18 of the fee.

19 (2) A landlord may not change or add a fee associated with  
 20 the provision of parking for the duration of a lease with a

1 tenant.

2 (b) A tenant may file a complaint with a lower court if a  
3 violation of subsection (a) occurs.

4 (c) If the lower court determines that a landlord violated  
5 subsection (a), the landlord shall be required to pay parking  
6 costs incurred by the tenant for the duration of the lease, as  
7 determined by the lower court.

8 (d) As used in this section, the term "lower court" shall  
9 mean a district justice, magistrate or any other court having  
10 jurisdiction over landlord and tenant matters. The term does not  
11 include a court of common pleas.

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