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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 494 Session of  
2025

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INTRODUCED BY KAZEEM, GIRAL, SANCHEZ, HADDOCK, HILL-EVANS,  
CIRESI, OTTEN, BRENNAN, KENYATTA AND GREEN, FEBRUARY 5, 2025

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REFERRED TO COMMITTEE ON HUMAN SERVICES, FEBRUARY 5, 2025

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AN ACT

1 Amending the act of June 13, 1967 (P.L.31, No.21), entitled "An  
2 act to consolidate, editorially revise, and codify the public  
3 welfare laws of the Commonwealth," providing for departmental  
4 powers and duties as to small personal care homes; and  
5 imposing penalties.

6 The General Assembly of the Commonwealth of Pennsylvania  
7 hereby enacts as follows:

8 Section 1. The act of June 13, 1967 (P.L.31, No.21), known  
9 as the Human Services Code, is amended by adding an article to  
10 read:

11 ARTICLE IX-A

12 DEPARTMENTAL POWERS AND DUTIES AS TO

13 SMALL PERSONAL CARE HOMES

14 Section 901-A. 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 "Relative." A parent, child, stepparent, stepchild,  
19 grandparent, grandchild, brother, sister, half brother, half

1 sister, aunt, uncle, niece or nephew.

2 "Small personal care home." As follows:

3 (1) A premises where food, shelter and personal  
4 assistance or supervision are provided in exchange for  
5 compensation for a period exceeding 24 hours for three or  
6 fewer adults who meet the following criteria:

7 (i) They are not relatives of the operator.

8 (ii) They do not require the services of a licensed  
9 long-term care facility.

10 (iii) They do require assistance or supervision in  
11 such matters as dressing, bathing, diet, financial  
12 management, evacuation of a residence in the event of an  
13 emergency or medication prescribed for self  
14 administration.

15 (2) The term does not include a personal care home as  
16 defined in section 1001.

17 "Small personal care home administrator." An individual who  
18 is charged with the general administration of a small personal  
19 care home, whether or not the individual has an ownership  
20 interest in the home or the individual's functions and duties  
21 are shared with other individuals.

22 Section 902-A. Right of department to enter and inspect.

23 For the purpose of determining the suitability of a small  
24 personal care home or whether the small personal care home is in  
25 compliance with the regulations promulgated under section 907-A,  
26 the following shall apply:

27 (1) In addition to the required annual inspection under  
28 section 905-A, an authorized agent of the department may  
29 enter, visit and inspect the small personal care home.

30 (2) An authorized agent of the department shall have

1 full and free access to the records of the small personal  
2 care home and the individuals residing in the small personal  
3 care home, including the full opportunity to interview,  
4 inspect or examine the individuals.

5 (3) An authorized agent of the department may confer  
6 with the small personal care home administrator regarding the  
7 minimum standards of the department, encourage the adoption  
8 of higher standards and recommend methods of improving care  
9 and services.

10 Section 903-A. Duties of small personal care home  
11 administrators.

12 A small personal care home administrator shall have the  
13 following duties:

14 (1) Maintaining, operating and conducting a small  
15 personal care home in accordance with the regulations  
16 promulgated under section 907-A.

17 (2) Keeping records and making reports as may be  
18 required by the department.

19 Section 904-A. Criminal history record information.

20 No person shall provide assistance or supervision in a small  
21 personal care home unless the person submits criminal history  
22 record information from the Pennsylvania State Police to the  
23 department.

24 Section 905-A. Required annual inspection.

25 The department shall annually conduct at least one  
26 unannounced onsite inspection of each small personal care home.

27 Section 906-A. Registry.

28 The department shall establish a small personal care home  
29 registry. An individual who seeks to become a small personal  
30 care home administrator or is designated as a small personal

1 care home administrator by the department shall register with  
2 the department on a form prescribed by the department.

3 Section 907-A. Regulations.

4 The department shall promulgate regulations establishing  
5 minimum standards for building, equipment, operation, care,  
6 programs and services, training and staffing of small personal  
7 care homes.

8 Section 908-A. Penalties.

9 If a person violates the provisions of this article or  
10 regulations promulgated under section 907-A, the department,  
11 upon the advice of the Attorney General, may maintain an action  
12 in the name of the Commonwealth for an injunction or other  
13 process restraining or prohibiting the person from engaging in  
14 such activity.

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