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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 573 Session of  
2025

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INTRODUCED BY ISAACSON, CEPEDA-FREYTIZ, CERRATO, GIRAL, GREEN,  
HADDOCK, HILL-EVANS, HOWARD, PROKOPIAK AND SANCHEZ,  
FEBRUARY 12, 2025

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REFERRED TO COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT,  
FEBRUARY 12, 2025

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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," in recovery of possession, further  
6 providing for escrow funds limited.

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

9 Section 1. Section 511.1 of the act of April 6, 1951  
10 (P.L.69, No.20), known as The Landlord and Tenant Act of 1951,  
11 is amended by adding a subsection to read:

12 Section 511.1. Escrow Funds Limited.--\* \* \*

13 (d.1) A lease or rental agreement may not contain a  
14 provision which characterizes a security deposit, including a  
15 deposit or fee for a pet, as nonrefundable.

16 \* \* \*

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