
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 67 Session of
2025

INTRODUCED BY BOROWSKI, GIRAL, HANBIDGE, SANCHEZ, KHAN, BURGOS,
HILL-EVANS, HOWARD, CIRESI, FREEMAN, OTTEN, HOHENSTEIN AND
ZIMMERMAN, JANUARY 14, 2025

REFERRED TO COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT,
JANUARY 14, 2025

AN ACT

1 Amending Title 68 (Real and Personal Property) of the
2 Pennsylvania Consolidated Statutes, in management of the
3 condominium, providing for outdoor solar access for drying
4 clothes; in management of cooperatives, providing for outdoor
5 solar access for drying clothes; and, in management of
6 planned community, providing for outdoor solar access for
7 drying clothes.

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

10 Section 1. Title 68 of the Pennsylvania Consolidated
11 Statutes is amended by adding sections to read:

12 § 3323. Outdoor solar access for drying clothes.

13 (a) Prohibition.--Except as provided in the declaration, an
14 association shall be prohibited from imposing any unreasonable
15 restriction that prohibits a person who occupies a unit from
16 outdoor solar access for drying clothes within the boundaries of
17 a unit or the limited common elements assigned to the unit.

18 (b) Limitations.--The drying of clothes outdoors shall be
19 limited to association-approved areas of a unit or the limited

1 common elements assigned to the unit and shall be out of view
2 from the front entrances or public areas of the association.

3 (c) Rules and regulations.--An association may adopt
4 reasonable rules and regulations detailing the time, place and
5 manner of the drying of clothes outdoors and prohibit the drying
6 of clothes outdoors if the drying of clothes poses a safety or
7 fire hazard, impedes proper evacuation in the case of an
8 emergency or obstructs the view from, or access to, other units.

9 (d) Construction.--Nothing in this section shall be
10 construed to supersede the legal authority of an association to
11 adopt and enforce any bylaw, rule or regulation on any matter
12 other than the provision of outdoor solar access for drying
13 clothes as specified under this section.

14 § 4324. Outdoor solar access for drying clothes.

15 (a) Prohibition.--Except as provided in the declaration, an
16 association shall be prohibited from imposing any unreasonable
17 restriction that prohibits a proprietary lessee with a
18 possessory interest in a unit from outdoor solar access for
19 drying clothes within the boundaries of a unit or the limited
20 common elements assigned to the unit.

21 (b) Limitations.--The drying of clothes outdoors shall be
22 limited to association-approved areas of a unit or the limited
23 common elements assigned to the unit and shall be out of view
24 from the front entrances or public areas of the association.

25 (c) Rules and regulations.--An association may adopt
26 reasonable rules and regulations detailing the time, place and
27 manner of the drying of clothes outdoors and prohibit the drying
28 of clothes outdoors if the drying of clothes poses a safety or
29 fire hazard, impedes proper evacuation in the case of an
30 emergency or obstructs the view from, or access to, other units.

1 (d) Construction.--Nothing in this section shall be
2 construed to supersede the legal authority of an association to
3 adopt and enforce any bylaw, rule or regulation on any matter
4 other than the provision of outdoor solar access for drying
5 clothes as specified under this section.

6 § 5323. Outdoor solar access for drying clothes.

7 (a) Prohibition.--Except as provided in the declaration, an
8 association shall be prohibited from imposing any unreasonable
9 restriction that prohibits a person who occupies a unit from
10 outdoor solar access for drying clothes within the boundaries of
11 a unit or the limited common elements assigned to the unit.

12 (b) Limitations.--The drying of clothes outdoors shall be
13 limited to association-approved areas of a unit or the limited
14 common elements assigned to the unit and shall be out of view
15 from the front entrances or public areas of the association.

16 (c) Rules and regulations.--An association may adopt
17 reasonable rules and regulations detailing the time, place and
18 manner of the drying of clothes outdoors and prohibit the drying
19 of clothes outdoors if the drying of clothes poses a safety or
20 fire hazard, impedes proper evacuation in the case of an
21 emergency or obstructs the view from, or access to, other units.

22 (d) Construction.--Nothing in this section shall be
23 construed to supersede the legal authority of an association to
24 adopt and enforce any bylaw, rule or regulation on any matter
25 other than the provision of outdoor solar access for drying
26 clothes as specified under this section.

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