

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 399 Session of 2025

INTRODUCED BY LAUGHLIN, HUTCHINSON AND STEFANO, MARCH 6, 2025

REFERRED TO JUDICIARY, MARCH 6, 2025

AN ACT

1 Amending Title 42 (Judiciary and Judicial Procedure) of the
2 Pennsylvania Consolidated Statutes, in limitation of time,
3 further providing for construction projects.

4 The General Assembly of the Commonwealth of Pennsylvania
5 hereby enacts as follows:

6 Section 1. Section 5536(a) introductory paragraph and (b)(1)
7 of Title 42 of the Pennsylvania Consolidated Statutes are
8 amended and the section is amended by adding a subsection to
9 read:

10 § 5536. Construction projects.

11 (a) General rule.--Except as provided in subsection (b), a
12 civil action or proceeding brought against any person lawfully
13 performing or furnishing the design, planning, supervision or
14 observation of construction, or construction of any improvement
15 to real property must be commenced within [12] six years after
16 completion of construction of such improvement to recover
17 damages for:

18 * * *

19 (b) Exceptions.--

1 (1) If an injury or wrongful death shall occur more than
2 [ten] four and within [12] six years after completion of the
3 improvement a civil action or proceeding within the scope of
4 subsection (a) may be commenced within the time otherwise
5 limited by this subchapter, but not later than [14] eight
6 years after completion of construction of such improvement.

7 * * *

8 (d) Definition.--As used in this section, the term
9 "lawfully" means a person who, when required by law, is licensed
10 or otherwise authorized by law to perform or furnish the design,
11 planning, supervision or observation of construction. The term
12 includes the design and construction of any improvement to real
13 property or a person who has secured a permit for the
14 construction of improvements to real property.

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