

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 447 Session of 2015

INTRODUCED BY SAYLOR, MAJOR, SCHREIBER, CALTAGIRONE, COHEN, D. COSTA, DIAMOND, GINGRICH, GODSHALL, HARHART, A. HARRIS, HEFFLEY, HELM, JAMES, KORTZ, LONGIETTI, MILLARD, MURT, O'NEILL, PICKETT, READSHAW, SCHLOSSBERG, THOMAS, TOOHL, WATSON AND PHILLIPS-HILL, FEBRUARY 11, 2015

AS REPORTED FROM COMMITTEE ON URBAN AFFAIRS, HOUSE OF REPRESENTATIVES, AS AMENDED, MARCH 31, 2015

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," providing for death of a tenant.

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

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

11 Section 514. Death of Tenant.--(a) Notwithstanding any
12 other provision of this act or law, and if the deceased tenant
13 is the sole tenant of the residential unit, the executor or
14 administrator of the estate of a tenant who dies during the term
15 of a residential lease shall have the option to terminate the
16 lease upon fourteen days' written notice to the landlord on the
17 later of:

1 (1) the last day of the SECOND calendar month that <--
2 immediately follows the calendar month in which the tenant died; <--
3 or

4 (2) upon surrender of the rental unit and removal of all of
5 the tenant's personal property.

6 (b) Nothing under this section shall be construed to relieve
7 the tenant's estate of liability for rent money or any other
8 debt incurred prior to the date of termination of the lease,
9 including DAMAGES TO THE PREMISES AND any expenses the landlord <--
10 may incur as a direct result of the tenant's death, except that
11 the tenant's estate shall not be liable for damages or any other
12 penalty for breach or inadequate notice as a result of
13 terminating a lease under subsection (a).

14 Section 2. The addition of section 514 of the act shall
15 apply to leases entered into or extended on or after the
16 effective date of this section.

17 Section 3. This act shall take effect in 60 days.