
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1324 Session of
2021

INTRODUCED BY STURLA, SANCHEZ, N. NELSON, A. DAVIS, SCHLOSSBERG,
FRANKEL, HILL-EVANS, CIRESI, WEBSTER, SIMS, McCLINTON AND
MADDEN, MAY 6, 2021

REFERRED TO COMMITTEE ON CONSUMER AFFAIRS, MAY 6, 2021

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 tenement buildings and multiple
6 dwelling premises, providing for lead testing requirements.

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

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

12 Section 506-A. Lead Testing Requirements.--Notwithstanding
13 the Residential Lead-Based Paint Hazard Reduction Act of 1992
14 (Public Law 102-550, 42 U.S.C. § 4851 et seq.) or any other law
15 to the contrary:

16 (1) A lead test must be conducted for the following
17 properties built prior to 1978:

18 (i) each dwelling unit in tenement buildings;

19 (ii) each dwelling in multiple dwelling premises;

1 (iii) apartments; or
2 (iv) residential properties that are leased or rented.

3 (2) The landlord of a property under paragraph (1) must
4 provide the results of the lead test and the date of the lead
5 test to any prospective tenant prior to a tenant entering into a
6 lease or rental contract for the property.

7 (3) The lead test shall be conducted by an inspector
8 certified by the Department of Labor and Industry or a housing
9 inspector approved by the municipality, borough or township
10 where the property is located.

11 (4) The lead test required under this section must be
12 conducted at least once and shall be submitted to the
13 municipality, borough or township in which the property is
14 located. The municipality, borough or township shall maintain a
15 list of all lead test results submitted, which shall be
16 available to the public.

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