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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 1341 Session of  
2023

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INTRODUCED BY B. MILLER, CIRESI, JAMES, SCHLEGEL CULVER,  
MENTZER, ROWE, LEADBETER, MOUL, ZIMMERMAN AND GILLEN,  
JUNE 7, 2023

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REFERRED TO COMMITTEE ON CONSUMER PROTECTION, TECHNOLOGY AND  
UTILITIES, JUNE 7, 2023

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AN ACT

1 Amending Title 66 (Public Utilities) of the Pennsylvania  
2 Consolidated Statutes, in service and facilities, further  
3 providing for notices before service to landlord terminated.

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

6 Section 1. Section 1523 of Title 66 of the Pennsylvania  
7 Consolidated Statutes is amended by adding a subsection to read:  
8 § 1523. Notices before service to landlord terminated.

9 \* \* \*

10 (d) Rights of landlords.--Before any termination of service  
11 to a landlord who has notified a public utility in writing of  
12 the landlord's ownership interest in a property served by the  
13 public utility, the public utility shall provide written notice  
14 to the landlord of the proposed termination via first class mail  
15 or by email, text message or other electronic messaging format  
16 in accordance with the commission's privacy guidelines at least  
17 seven days before the date of termination of service. In the

1 case of electronic notification only, the landlord shall  
2 affirmatively consent to be contacted using a specific  
3 electronic messaging format for the purpose of termination of  
4 service. If the originating cause of the proposed termination of  
5 service is not resolved, the public utility shall provide a  
6 final written notice under this subsection via first class mail  
7 to the landlord on the day of the proposed termination date.  
8 This subsection shall not apply to a landlord ratepayer.

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