
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1863 Session of
2015

INTRODUCED BY DAVIS, NEILSON, DRISCOLL, THOMAS, McNEILL, COHEN,
RADER, KOTIK, SANTARSIERO, KORTZ, ROZZI AND BULLOCK,
FEBRUARY 17, 2016

REFERRED TO COMMITTEE ON LOCAL GOVERNMENT, FEBRUARY 17, 2016

AN ACT

1 Amending the act of July 31, 1968 (P.L.805, No.247), entitled,
2 as amended, "An act to empower cities of the second class A,
3 and third class, boroughs, incorporated towns, townships of
4 the first and second classes including those within a county
5 of the second class and counties of the second through eighth
6 classes, individually or jointly, to plan their development
7 and to govern the same by zoning, subdivision and land
8 development ordinances, planned residential development and
9 other ordinances, by official maps, by the reservation of
10 certain land for future public purpose and by the acquisition
11 of such land; to promote the conservation of energy through
12 the use of planning practices and to promote the effective
13 utilization of renewable energy sources; providing for the
14 establishment of planning commissions, planning departments,
15 planning committees and zoning hearing boards, authorizing
16 them to charge fees, make inspections and hold public
17 hearings; providing for mediation; providing for transferable
18 development rights; providing for appropriations, appeals to
19 courts and penalties for violations; and repealing acts and
20 parts of acts," in zoning, further providing for ordinance
21 provisions.

22 The General Assembly of the Commonwealth of Pennsylvania

23 hereby enacts as follows:

24 Section 1. Section 603 of the act of July 31, 1968 (P.L.805,
25 No.247), known as the Pennsylvania Municipalities Planning Code,
26 reenacted and amended December 21, 1988 (P.L.1329, No.170), is
27 amended by adding a subsection to read:

1 Section 603. Ordinance Provisions.--* * *

2 (m) A zoning ordinance may allow a municipality to classify
3 as a hotel for zoning purposes any residential rental property
4 that has a lease term of less than one month and to restrict the
5 location of the hotel accordingly. This subsection may not apply
6 where the individuals residing in the building are related to
7 the building owner by blood, marriage, adoption or guardianship.

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