
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2062 Session of
2021

INTRODUCED BY PARKER, SANCHEZ, KINKEAD, SHUSTERMAN, KINSEY,
MADDEN AND KRAJEWSKI, NOVEMBER 9, 2021

REFERRED TO COMMITTEE ON CONSUMER AFFAIRS, NOVEMBER 9, 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 creation of leases, statute of frauds
6 and mortgaging of leaseholds, providing for lease application
7 review.

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

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

13 Section 207. Lease Application Review.--(a) No later than
14 fourteen days after a landlord receives an application for a
15 lease covered under this article, the landlord must review the
16 application and determine whether to offer housing.

17 (b) Upon making the determination of whether to offer
18 housing under subsection (a), the landlord must provide written
19 notice to the applicant either offering housing or denying the
20 application. The written notice must be clearly written and

1 include contact information for the local Housing Authority
2 office and for the Office of Attorney General.

3 (c) If an application is denied, the written notice under
4 subsection (b) must include the reasons for denial, including a
5 description of deficiencies in the application. An applicant
6 shall have fourteen days to respond or provide evidence of
7 rehabilitation, mitigating factors or inaccuracies of the
8 written notice to be reconsidered for housing.

9 Section 2. This act shall take effect in 30 days.