



## SENATE OF PENNSYLVANIA BILL SUMMARY

### House Bill 447 Printer's No. 1037

Prime Sponsor: Representative Saylor  
Committee: Urban Affairs and Housing

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#### **SYNOPSIS:**

Amending the act of April 6, 1951 (P.L.69, No.20), entitled "An act relating to the rights, obligations and liabilities of landlord and tenant and of parties dealing with them and amending, revising, changing and consolidating the law relating thereto," providing for death of a tenant.

#### **SUMMARY:**

This legislation amends the Landlord and Tenant Act by providing for optional early termination of a lease, without penalty, if the tenant has died and was the sole tenant of a residential unit.

Upon 14 days written notice to the landlord, the executor/administrator of the estate of the deceased tenant may elect to terminate the lease on the later of the following:

- 1) The last day of the second calendar month that follows the month in which the tenant died; or
- 2) Upon surrender of the rental unit and removal of all of the tenant's personal property.

The tenant's estate will be liable for any expense the landlord incurs as a direct result of the death and for any rent or damages to the premises that were owed prior to the date of lease termination. The tenant's estate will not be liable for damages or any other penalty for breach/inadequate notice as a result of terminating a lease under the bill's provisions. This legislation would have no adverse fiscal impact on Commonwealth or municipal funds.

Effective Date: 60 days, and applicable to leases entered into or extended on or after the effective date.

#### **BILL HISTORY:**

The bill was amended in committee by A00412 to change the time frame for early termination by the landlord from one month to two months. The amendment also clarifies that the tenant's estate is liable for damages to the premises.

Prepared by: Ribic 6/23/2015