

No. 1984-203

AN ACT

SB 165

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," defining "tenants' organization or association"; prohibiting nonrenewal or termination of a lease on the basis of certain activities; and further providing for a statement of escrowed funds.

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

Section 1. Section 102 of the act of April 6, 1951 (P.L.69, No.20), known as The Landlord and Tenant Act of 1951, is amended by adding a definition to read:

Section 102. Definitions.—As used in this act—

* * *

(5) "*Tenants' organization or association*" shall mean a group of tenants organized for any purpose directly related to their rights or duties as tenants.

Section 2. The act is amended by adding sections to read:

Section 205. Participation in Tenants' Association.—No individual unit lease on residential property shall be terminated or nonrenewed on the basis of the participation of any tenant or member of the tenant's family in a tenants' organization or association.

Section 206. Statement of Escrowed Funds.—Whenever an agency or department certifies that a dwelling is uninhabitable and a tenant elects to pay rent into an escrow account established under the act of January 24, 1966 (1965 P.L.1534, No.536), referred to as the City Rent Withholding Act, it shall be the duty of the certifying agency or department to submit a monthly statement of escrowed funds to the landlord affected by first class mail.

Section 3. This act shall take effect in 60 days.

APPROVED—The 18th day of December, A. D. 1984.

DICK THORNBURGH