



SENATE URBAN AFFAIRS & HOUSING COMMITTEE

SENATOR DAVID G. ARGALL, CHAIRMAN

JON HOPCRAFT, EXECUTIVE DIRECTOR

SENATE BOX 203029 • STATE CAPITOL BUILDING • HARRISBURG, PA 17120 • 717.787.2637

Bill Summary

Bill Number: House Bill 1714, P.N. 3485

Prime Sponsor: Representative Petri

Synopsis

An Act amending the act of April 6, 1951 (P.L.69, No.20), known as The Landlord and Tenant Act of 1951, further providing for disposition of abandoned personal property.

Bill Summary

House Bill 1714 amends the Disposition of Abandoned Personal Property section (Section 505.1) of the Landlord and Tenant Act.

Specifically, HB 1714 defines “abandoned personal property” as property that remains in a dwelling under the following circumstances:

- Tenant vacated unit following termination of a lease.
- Eviction order in favor of the landlord has been entered and tenant has vacated the dwelling.
- Tenant provided written notice to landlord with a forwarding address.
- Tenant vacated unit and is behind on 15 days past due on rental payments. The landlord posts written notice on dwelling with tenant’s rights regarding property.

A landlord must post a written notice of the tenant’s rights regarding the property prior to disposing of the abandoned personal property. The tenant has 10 days from the postmark date of the notice to retrieve the property or request the property be stored for up to 30 days. The notice must be sent via first-class mail to the tenant’s address and any address provided by the tenant for emergency purposes.

If a landlord has knowledge or is notified of a protection from abuse order from the tenant or tenant’s family, the landlord cannot dispose or take control of the property for 30 days from the notice. The tenant may request the property be stored for up to 30 days.

This act shall take effect in 60 days.