



Housing Alliance
of Pennsylvania

As of August 7, 2023, the Housing Alliance is tracking the following bills related to increasing renter protections.

Increasing Renter Protections:

SB 124—Senator Katie Muth: Would prohibit property owners from denying housing to individuals based solely on their lawful source of income, including housing vouchers, pension payments, child support, and public assistance. **Last Action: Referred to Senate Urban Affairs and Housing, January 19, 2023.**

SB 859—Senator Judy Schwank: This legislation will establish reusable tenant screening reports in an effort to simplify the costly application process. RTSRs will include all the vital information for the landlord: name, contact information, employment verification, and background check history. At a time when many are struggling to keep up with the cost of living, Pennsylvania’s renters deserve some relief. **Last Action: Referred to Senate Urban Affairs and Housing, July 27, 2023.**

SB 860—Senator Judy Schwank: Would cap rental application fees at \$25 per application. In doing so, we can ensure no renter is deterred by excessive fees associated with an application. **Last Action: Referred to Senate Urban Affairs and Housing, July 27, 2023.**

HB 96—Rep. Donna Bullock: Would prohibit landlords from inquiring or requiring disclosure about certain arrest records of potential tenants as a condition of a lease. Some of these records would include juvenile records, arrests with no convictions, convictions older than seven years, or any conviction that is not a felony or misdemeanor. **Last Action: Referred to House Housing and Community Development on March 7, 2023.**

HB 366—Rep. MaryLouise Isaacson: Would impose a cap of \$20 on rental application fees. **Last Action: Referred to House Housing and Community Development Committee on March 14, 2023.**

HB 765—Rep Kinkead: Would simplify and standardize tenants’ rights in Pennsylvania by applying the protections created for mobile home park tenants under the Mobile Home Park Rights Act (MHPRA) to all housing tenants, regardless of the type of rental. **Last Action: Referred to House Housing and Community Development Committee on March 30, 2023.**

HB 805—Reps. Liz Hanbidge and Melissa Cerrato: Legislation to require mobile home park owners to publicly post a proposed rent increase 6 months before it would go into effect. This bill will also allow mobile home tenants to present their case to a magisterial district judge if the proposed rent increase is above inflation. **Last Action: Referred to House Housing and Community Development Committee on April 3, 2023.**

HB 1549—Rep. Dave Madsen: Legislation would require a landlord to pay a permanently displaced tenant a relocation payment equal to six months' rent if the rental property has code violations that require the condemnation of the property, or the property is deemed unfit for human habitation. A landlord would also be obligated to pay a temporarily displaced tenant with a relocation payment equal to one months' rent and provide alternative, temporary housing. **Last Action: Referred to House Housing and Community Development Committee on June 29, 2023.**

This information is only current as of August 7, 2023 and is subject to change at a moment's notice.