



HOUSE COMMITTEE ON APPROPRIATIONS

FISCAL NOTE

SENATE BILL NO. 1236

PRINTER'S NO. 1726

PRIME SPONSOR: Laughlin

COST / (SAVINGS)

FUND	FY 2024/25	FY 2025/26
General Fund	\$0	\$0

SUMMARY:

Senate Bill 1236 amends the act of April 6, 1951 (P.L. 69, No. 20), known as the Landlord and Tenant Act of 1951, to update definitions and clarify that the act does not apply to people who possess property without consent.

ANALYSIS:

This bill updates the definition of "tenant" to be a person who occupies the land or premises of another in subordination to the other's title and with the other's express or implied consent, including, but not limited to, oral or written leases or acceptances of rent by an owner or their agent.

It also clarifies that this section shall not apply to a landlord desirous of repossessing real property from a person who is not, nor ever has been, a tenant of the real property. Finally, it specifies that this act shall not apply to a person who is not, nor ever has been, a tenant.

This act will take effect in 60 days.

FISCAL IMPACT:

This bill will have no impact on Commonwealth funds.

PREPARED BY: Chris Fetterman, Special Advisor for Economic Development
House Appropriations Committee (D)

DATE: July 8, 2024

Estimates are calculated using the best information available. Actual costs and revenue impact incurred may vary from estimates.