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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 96 Session of  
2023

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INTRODUCED BY BULLOCK, BURGOS, GIRAL, HOHENSTEIN, HILL-EVANS,  
MADDEN, SANCHEZ, RABB, SCHLOSSBERG, D. WILLIAMS, FIEDLER,  
KRAJEWSKI, KINSEY, KINKEAD AND N. NELSON, MARCH 7, 2023

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REFERRED TO COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT,  
MARCH 7, 2023

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AN ACT

1 Amending the act of April 6, 1951 (P.L.69, No.20), entitled "An  
2 act relating to the rights, obligations and liabilities of  
3 landlord and tenant and of parties dealing with them and  
4 amending, revising, changing and consolidating the law  
5 relating thereto," in creation of leases, statute of frauds  
6 and mortgaging of leaseholds, providing for criminal  
7 background; and imposing a penalty.

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

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

13 Section 207. Criminal Background.--(a) A landlord,  
14 regarding applicants or potential tenants and their household  
15 members, may not inquire about or require disclosure of:

16 (1) An arrest not leading to conviction.

17 (2) Participation in or completion of a diversion or  
18 deferral of judgment program.

19 (3) A conviction that has been judicially dismissed,

1 expunged, voided or invalidated.

2 (4) A conviction or any other determination or adjudication  
3 in the juvenile justice system.

4 (5) A conviction that is more than seven years old, the date  
5 of conviction being the date of sentencing.

6 (6) Information pertaining to an offense other than a felony  
7 or misdemeanor.

8 (b) Upon conviction in a summary proceeding, a person who  
9 violates this section shall be subject to a fine not greater  
10 than two hundred fifty dollars (\$250).

11 Section 2. This act shall take effect immediately.