

Pennsylvania

Landlord-Tenant Compliance Guide

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■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Pennsylvania. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 13 categories

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1. CORE LEASE REQUIREMENTS

● **1. Lease Formation & Disclosures (68 P.S. § 250.101, 68 P.S. § 250.511b-511c)**

■ *Legal Reference: [68 P.S. § 250.101, 68 P.S. § 250.511b-511c](#) (click to view statute)*

● **2. Written Lease Requirements (68 P.S. § 250.101)**

■ *Legal Reference: [68 P.S. § 250.101](#) (click to view statute)*

● **3. Lease Language Requirements (No specific statute, common law principles)**

■ *Legal Reference: [No specific statute, common law principles](#) (click to view statute)*

● **4. Lease Addendums (Various sections of 68 P.S.)**

■ *Legal Reference: [Various sections of 68 P.S.](#) (click to view statute)*

● **5. Lease Renewal (68 P.S. § 250.501)**

■ *Legal Reference: [68 P.S. § 250.501](#) (click to view statute)*

● **6. Lease Termination (68 P.S. § 250.501)**

■ *Legal Reference: [68 P.S. § 250.501](#) (click to view statute)*

● **7. Early Termination (68 P.S. § 250.514, federal SCRA, common law)**

■ *Legal Reference: [68 P.S. § 250.514, federal SCRA, common law](#) (click to view statute)*

2. ENTRY & ACCESS

● **1. Landlord Right of Entry (No specific statute, common law (implied covenant of quiet enjoyment))**

■ *Legal Reference: [No specific statute, common law \(implied covenant of quiet enjoyment\)](#) (click to view statute)*

● **2. Emergency Entry (No specific statute)**

■ *Legal Reference: [No specific statute](#)*

● **3. Notice Requirements for Entry (No specific statute)**

■ *Legal Reference: [No specific statute](#) (click to view statute)*

● **4. Tenant's Right to Privacy / Quiet Enjoyment (Common law (implied covenant of quiet enjoyment))**

■ *Legal Reference: [Common law \(implied covenant of quiet enjoyment\)](#) (click to view statute)*

● **5. Changing Locks (68 P.S. § 250.502-A)**

■ *Legal Reference: [68 P.S. § 250.502-A](#) (click to view statute)*

3. EVICTION PROCEDURES

● **1. Grounds for Eviction (68 P.S. § 250.501)**

■ *Legal Reference:* [68 P.S. § 250.501](#) (click to view statute)

● **2. Eviction Notice - Nonpayment of Rent (68 P.S. § 250.501(b))**

■ *Legal Reference:* [68 P.S. § 250.501\(b\)](#) (click to view statute)

● **3. Eviction Notice - Lease Violation (68 P.S. § 250.501(b))**

■ *Legal Reference:* [68 P.S. § 250.501\(b\)](#) (click to view statute)

● **4. Eviction Notice - End of Lease (68 P.S. § 250.501(b))**

■ *Legal Reference:* [68 P.S. § 250.501\(b\)](#) (click to view statute)

● **5. Eviction Notice - Illegal Drug Activity (68 P.S. § 250.505-A, § 250.501(d))**

■ *Legal Reference:* [68 P.S. § 250.505-A, § 250.501\(d\)](#) (click to view statute)

● **6. Eviction Process / Court Filing (246 Pa. Code Chapter 500)**

■ *Legal Reference:* [246 Pa. Code Chapter 500](#) (click to view statute)

● **7. Self-Help Eviction Prohibited (Common law, 68 P.S. § 250.501)**

■ *Legal Reference:* [Common law, 68 P.S. § 250.501](#) (click to view statute)

● **8. Eviction Timeline (68 P.S. § 250.501, 246 Pa. Code Chapter 500)**

■ *Legal Reference:* [68 P.S. § 250.501, 246 Pa. Code Chapter 500](#) (click to view statute)

● **9. Tenant Defenses to Eviction (Pugh v. Holmes, 68 P.S. § 250.512)**

■ *Legal Reference:* [Pugh v. Holmes, 68 P.S. § 250.512](#) (click to view statute)

● **10. Pay and Stay (68 P.S. § 250.503(c))**

■ *Legal Reference:* [68 P.S. § 250.503\(c\)](#) (click to view statute)

● **11. Writ of Possession (246 Pa. Code Chapter 500)**

■ *Legal Reference:* [246 Pa. Code Chapter 500](#) (click to view statute)

● **12. Eviction of Domestic Violence Victims (Varies by local ordinance)**

■ *Legal Reference:* [Varies by local ordinance](#) (click to view statute)

4. FAIR HOUSING & DISCRIMINATION

- 1. Protected Classes - Federal (Federal Fair Housing Act (42 U.S.C. § 3604))

■ Legal Reference: [Federal Fair Housing Act \(42 U.S.C. § 3604\)](#) (click to view statute)

- 2. Protected Classes - Pennsylvania (Pennsylvania Human Relations Act (43 P.S. § 951 et seq.))

■ Legal Reference: [Pennsylvania Human Relations Act \(43 P.S. § 951 et seq.\)](#) (click to view statute)

- 3. Discriminatory Advertising (Federal Fair Housing Act, PA Human Relations Act)

■ Legal Reference: [Federal Fair Housing Act, PA Human Relations Act](#) (click to view statute)

- 4. Reasonable Accommodations (Federal Fair Housing Act, PA Human Relations Act)

■ Legal Reference: [Federal Fair Housing Act, PA Human Relations Act](#) (click to view statute)

- 5. Reasonable Modifications (Federal Fair Housing Act, PA Human Relations Act)

■ Legal Reference: [Federal Fair Housing Act, PA Human Relations Act](#) (click to view statute)

- 6. Service Animals / Assistance Animals (Federal Fair Housing Act, PA Assistance and Service Animal Integrity Act)

■ Legal Reference: [Federal Fair Housing Act, PA Assistance and Service Animal Integrity Act](#) (click to view statute)

- 7. Familial Status (Federal Fair Housing Act, PA Human Relations Act)

■ Legal Reference: [Federal Fair Housing Act, PA Human Relations Act](#) (click to view statute)

- 8. Occupancy Standards (Federal Fair Housing Act, local codes)

■ Legal Reference: [Federal Fair Housing Act, local codes](#) (click to view statute)

- 9. Steering (Federal Fair Housing Act, PA Human Relations Act)

■ Legal Reference: [Federal Fair Housing Act, PA Human Relations Act](#) (click to view statute)

- 10. Sexual Harassment (Federal Fair Housing Act, PA Human Relations Act)

■ Legal Reference: [Federal Fair Housing Act, PA Human Relations Act](#) (click to view statute)

5. FINANCIAL TERMS

- 1. Rent Amount & Payment (68 P.S. § 250.501, contract law)

■ Legal Reference: [68 P.S. § 250.501, contract law](#) (click to view statute)

- 2. Rent Increases (No specific statute)

■ *Legal Reference: No specific statute*

● **3. Late Fees (No specific statute)**

■ *Legal Reference: No specific statute*

● **4. NSF/Bounced Check Fees (18 P.S. § 4105(e))**

■ *Legal Reference: [18 P.S. § 4105\(e\)](#) (click to view statute)*

● **5. Application Fees (No specific statute)**

■ *Legal Reference: No specific statute*

● **6. Move-In Fees (No specific statute)**

■ *Legal Reference: No specific statute*

● **7. Pet Fees & Deposits (No specific statute, Fair Housing Act for assistance animals)**

■ *Legal Reference: [No specific statute, Fair Housing Act for assistance animals](#) (click to view statute)*

● **8. Utilities (Implied Warranty of Habitability (Pugh v. Holmes), local codes)**

■ *Legal Reference: [Implied Warranty of Habitability \(Pugh v. Holmes\), local codes](#) (click to view statute)*

6. LOCAL ORDINANCES & ADDITIONAL REGULATIONS

● **1. City-Specific Requirements (Various local ordinances)**

■ *Legal Reference: [Various local ordinances](#) (click to view statute)*

● **2. HOA Rules (Pennsylvania Uniform Planned Community Act (68 Pa.C.S. § 5101 et seq.))**

■ *Legal Reference: [Pennsylvania Uniform Planned Community Act \(68 Pa.C.S. § 5101 et seq.\)](#) (click to view statute)*

● **3. Condo Association Rules (Pennsylvania Uniform Condominium Act (68 Pa.C.S. § 3101 et seq.))**

■ *Legal Reference: [Pennsylvania Uniform Condominium Act \(68 Pa.C.S. § 3101 et seq.\)](#) (click to view statute)*

● **4. Zoning Compliance (Pennsylvania Municipalities Planning Code (53 P.S. § 10101 et seq.))**

■ *Legal Reference: [Pennsylvania Municipalities Planning Code \(53 P.S. § 10101 et seq.\)](#) (click to view statute)*

7. PROPERTY CONDITIONS

● **1. Habitability Standards (Pugh v. Holmes, 486 Pa. 272 (1979) - PA Supreme Court case)**

■ *Legal Reference:* [Pugh v. Holmes, 486 Pa. 272 \(1979\) - PA Supreme Court case \(click to view statute\)](#)

● **2. Maintenance & Repairs (Pugh v. Holmes (case law), 68 P.S. § 250.206)**

■ *Legal Reference:* [Pugh v. Holmes \(case law\), 68 P.S. § 250.206 \(click to view statute\)](#)

● **3. Emergency Repairs (Pugh v. Holmes (case law))**

■ *Legal Reference:* [Pugh v. Holmes \(case law\) \(click to view statute\)](#)

● **4. Tenant's Right to Repair and Deduct (Pugh v. Holmes (case law))**

■ *Legal Reference:* [Pugh v. Holmes \(case law\) \(click to view statute\)](#)

● **5. Rent Withholding / Rent Escrow (68 P.S. § 250.206 (City Rent Withholding Act, applies to certain municipalities))**

■ *Legal Reference:* [68 P.S. § 250.206 \(City Rent Withholding Act, applies to certain municipalities\) \(click to view statute\)](#)

● **6. Smoke Detectors / Carbon Monoxide Detectors (35 P.S. § 1222.3, local ordinances)**

■ *Legal Reference:* [35 P.S. § 1222.3, local ordinances \(click to view statute\)](#)

● **7. Lead-Based Paint (Federal law (42 U.S.C. § 4852d), applies to pre-1978 housing)**

■ *Legal Reference:* [Federal law \(42 U.S.C. § 4852d\), applies to pre-1978 housing \(click to view statute\)](#)

● **8. Mold (No specific statute)**

■ *Legal Reference:* [No specific statute \(click to view statute\)](#)

● **9. Pest Control (Implied Warranty of Habitability (Pugh v. Holmes))**

■ *Legal Reference:* [Implied Warranty of Habitability \(Pugh v. Holmes\) \(click to view statute\)](#)

● **10. Bedbugs (No specific statute)**

■ *Legal Reference:* [No specific statute \(click to view statute\)](#)

● **11. Heating Requirements (Implied Warranty of Habitability, local property maintenance codes)**

■ *Legal Reference:* [Implied Warranty of Habitability, local property maintenance codes \(click to view statute\)](#)

● **12. Hot Water (Implied Warranty of Habitability (Pugh v. Holmes))**

■ *Legal Reference:* [Implied Warranty of Habitability \(Pugh v. Holmes\) \(click to view statute\)](#)

● **13. Air Conditioning (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **14. Common Area Maintenance (68 P.S. § 250.502-A, § 250.503-A)**

■ *Legal Reference:* [68 P.S. § 250.502-A, § 250.503-A \(click to view statute\)](#)

8. PROPERTY MANAGEMENT & LICENSING

- 1. Property Manager Licensing (Pennsylvania Real Estate Licensing Law (63 P.S. § 455.101 et seq.))

■ Legal Reference: [Pennsylvania Real Estate Licensing Law \(63 P.S. § 455.101 et seq.\)](#) (click to view statute)

- 2. Trust Accounts (Pennsylvania Real Estate Licensing Law, 68 P.S. § 250.511b)

■ Legal Reference: [Pennsylvania Real Estate Licensing Law, 68 P.S. § 250.511b](#) (click to view statute)

- 3. Property Management Agreements (Contract law, Real Estate Licensing Law)

■ Legal Reference: [Contract law, Real Estate Licensing Law](#)

- 4. Record Retention (No specific landlord-tenant statute, but business records laws apply)

■ Legal Reference: [No specific landlord-tenant statute, but business records laws apply](#)

- 5. Rental Registration / Licensing (Varies by municipality)

■ Legal Reference: [Varies by municipality](#) (click to view statute)

- 6. Certificate of Occupancy (Local building codes)

■ Legal Reference: [Local building codes](#) (click to view statute)

9. REPORTING & DOCUMENTATION

- 1. Record Retention (No specific landlord-tenant statute)

■ Legal Reference: [No specific landlord-tenant statute](#) (click to view statute)

- 2. Rent Payment Records (General business practice)

■ Legal Reference: [General business practice](#)

- 3. Maintenance Logs (Implied Warranty of Habitability)

■ Legal Reference: [Implied Warranty of Habitability](#) (click to view statute)

- 4. Inspection Reports (68 P.S. § 250.512 (security deposit), best practice)

■ Legal Reference: [68 P.S. § 250.512 \(security deposit\), best practice](#) (click to view statute)

- 5. Lead Registry (Federal requirement (42 U.S.C. § 4852d))

■ Legal Reference: [Federal requirement \(42 U.S.C. § 4852d\)](#) (click to view statute)

● **6. Bedbug Registry (No corresponding statute)**

■ *Legal Reference: No corresponding statute*

10. RETALIATION & TENANT ORGANIZING

● **1. Retaliation Prohibited (68 P.S. § 250.205, common law)**

■ *Legal Reference: [68 P.S. § 250.205, common law](#) (click to view statute)*

● **2. Tenant Organizing / Unions (68 P.S. § 250.205)**

■ *Legal Reference: [68 P.S. § 250.205](#) (click to view statute)*

● **3. Code Enforcement Complaints (Pugh v. Holmes, retaliation protections)**

■ *Legal Reference: [Pugh v. Holmes, retaliation protections](#) (click to view statute)*

● **4. Landlord Harassment (Common law, various state and local protections)**

■ *Legal Reference: [Common law, various state and local protections](#) (click to view statute)*

11. SECURITY DEPOSITS

● **1. Security Deposit Limits (68 P.S. § 250.511a)**

■ *Legal Reference: [68 P.S. § 250.511a](#) (click to view statute)*

● **2. Security Deposit Storage (68 P.S. § 250.511b)**

■ *Legal Reference: [68 P.S. § 250.511b](#) (click to view statute)*

● **3. Security Deposit Return (68 P.S. § 250.512)**

■ *Legal Reference: [68 P.S. § 250.512](#) (click to view statute)*

● **4. Allowable Deductions (68 P.S. § 250.512)**

■ *Legal Reference: [68 P.S. § 250.512](#) (click to view statute)*

● **5. Itemization Requirements (68 P.S. § 250.512)**

■ *Legal Reference: [68 P.S. § 250.512](#) (click to view statute)*

● **6. Interest on Deposits (68 P.S. § 250.511b)**

■ *Legal Reference: [68 P.S. § 250.511b](#) (click to view statute)*

● **7. Walk-Through Inspection (No specific statute, best practice)**

■ *Legal Reference: No specific statute, best practice*

● **8. Security Deposit Disputes (42 Pa.C.S.A. § 1123)**

■ *Legal Reference: [42 Pa.C.S.A. § 1123](#) (click to view statute)*

12. SPECIAL LEASE PROVISIONS

● **1. Pet Policies (No specific statute (except for assistance animals))**

■ *Legal Reference: No specific statute (except for assistance animals)*

● **2. Smoking Policies (No specific statute)**

■ *Legal Reference: No specific statute*

● **3. Subletting & Assignment (Common law, lease terms)**

■ *Legal Reference: [Common law, lease terms](#) (click to view statute)*

● **4. Roommates / Additional Occupants (No specific statute)**

■ *Legal Reference: No specific statute*

● **5. Guests (68 P.S. § 250.501-A (right to have guests))**

■ *Legal Reference: [68 P.S. § 250.501-A \(right to have guests\)](#) (click to view statute)*

● **6. Renter's Insurance (No specific statute)**

■ *Legal Reference: No specific statute*

● **7. Attorney Fees (No specific statute, contract law)**

■ *Legal Reference: No specific statute, contract law*

● **8. Lease Guarantors / Co-Signers (Contract law)**

■ *Legal Reference: Contract law*

● **9. Parking (No specific statute)**

■ *Legal Reference: No specific statute*

13. SPECIAL PROPERTY TYPES

● **1. Multifamily Properties (68 P.S. § 250.501-A through 250.505-A (Tenement Buildings))**

■ *Legal Reference: [68 P.S. § 250.501-A through 250.505-A \(Tenement Buildings\)](#) (click to view statute)*

● **2. Single-Family Homes** (Same as general landlord-tenant law)

■ *Legal Reference:* [Same as general landlord-tenant law \(click to view statute\)](#)

● **3. Condominiums** (Pennsylvania Uniform Condominium Act (68 Pa.C.S. § 3101 et seq.))

■ *Legal Reference:* [Pennsylvania Uniform Condominium Act \(68 Pa.C.S. § 3101 et seq.\) \(click to view statute\)](#)

● **4. Mobile Homes / Manufactured Housing** (Mobile Home Park Rights Act (68 P.S. § 398.1 et seq.))

■ *Legal Reference:* [Mobile Home Park Rights Act \(68 P.S. § 398.1 et seq.\) \(click to view statute\)](#)

● **5. Affordable Housing / Rent-Restricted Units** (Various federal and state programs)

■ *Legal Reference:* [Various federal and state programs \(click to view statute\)](#)

● **6. Subsidized Housing** (Federal HUD regulations, various programs)

■ *Legal Reference:* [Federal HUD regulations, various programs \(click to view statute\)](#)

● **7. Student Housing** (No specific statute)

■ *Legal Reference:* [No specific statute](#)

● **8. Senior Housing** (Federal Fair Housing Act (55+ and 62+ exemptions))

■ *Legal Reference:* [Federal Fair Housing Act \(55+ and 62+ exemptions\) \(click to view statute\)](#)

● **9. Short-Term Rentals** (Varies by municipality)

■ *Legal Reference:* [Varies by municipality \(click to view statute\)](#)

● **10. Commercial Property** (Commercial leases generally exempt from residential protections)

■ *Legal Reference:* [Commercial leases generally exempt from residential protections \(click to view statute\)](#)

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● **1. City-Specific Requirements** (Various local ordinances)

■ *Legal Reference:* [Various local ordinances](#)

● **2. HOA Rules (Pennsylvania Uniform Planned Community Act (68 Pa.C.S. § 5101 et seq.))**

■ *Legal Reference:* [Pennsylvania Uniform Planned Community Act \(68 Pa.C.S. § 5101 et seq.\)](#)

● **3. Condo Association Rules (Pennsylvania Uniform Condominium Act (68 Pa.C.S. § 3101 et seq.))**

■ *Legal Reference:* [Pennsylvania Uniform Condominium Act \(68 Pa.C.S. § 3101 et seq.\)](#)

● **4. Zoning Compliance (Pennsylvania Municipalities Planning Code (53 P.S. § 10101 et seq.))**

■ *Legal Reference:* [Pennsylvania Municipalities Planning Code \(53 P.S. § 10101 et seq.\)](#)

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