



**LEGISLATIVE &
REGULATORY UPDATE
NOVEMBER 2025**

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HARRISBURG

01 Prohibiting Algorithmic Rent-Setting Software - HB [140](#)
Representative Rick Krajewski

02 Status: Introduced on May 22, 2025. PAA opposed in Committee.

03 Summary: This bill updates Pennsylvania's Unfair Trade Practices and Consumer Protection Law to make it illegal to use algorithm-based software to set or adjust rent prices on residential properties.

Key Points:

- Landlords would not be allowed to use rent-setting software that relies on algorithms to calculate or recommend rental prices, lease terms, or how full a property should be (occupancy levels).
 - This includes software that uses rental market data—like rent prices, availability, or lease renewals from multiple landlords—to suggest how much rent to charge.
 - The rule applies to both new leases and renewals for residential and commercial rental properties.
- The bill does not ban:
 - Monthly rental market reports that show average rents anonymously and do not recommend pricing.
 - Tools used to calculate rent or income limits for affordable housing programs under federal, state, or local law.

ALGORITHMIC-SOFTWARE

Summary: Certain Algorithmic software (and the practices of landlords who use it) facilitates collusion among landlords and suppresses normal competition, resulting in rents higher than they would be in a competitive market. This collusion often manifests through sharing of competitively sensitive data, algorithmic recommendations, and pressure (formal or informal) to follow the recommendations.

Legal & Policy Implications:

- **Algorithmic collusion:** These cases are pushing forward the legal idea that algorithms can enable or facilitate collusion even without traditional “handshakes” or formal agreements. The sharing of data, recommendations, usage of algorithmic tools that encourage alignment among competitors can run afoul of antitrust laws.
- **Transparency and oversight:** One result is increased pressure for oversight—for example, courts or regulators potentially imposing conditions or monitors. Also bans or restrictions on certain features, e.g. requiring that pricing recommendations not use nonpublic competitor data.
- **Policy / legislative responses:** Some local governments are considering or have passed bans on algorithmic rent price setting. E.g., the city of San Diego banned use of algorithmic pricing tools for rental housing.
- **Market effects:** If landlords can no longer rely on certain algorithms or data sharing, it may lead to greater price competition, more concessions (discounts, promotions), and possibly lower rents (or slower rent growth) in some markets. On the other hand, landlords will argue that they need these tools to respond rapidly to market demand/supply changes to maintain economic viability.

HARRISBURG (CONTINUED...)

01 “Fair Future Housing Act” - HB 1492 introduced Representative Josh Siegel

02 **Status:** Amendment was adopted 102-101 (Straight Party).

03 **Summary:** Amends how housing providers may use certain criminal records when evaluating applicants. Key points include:

- Limits use of drug trafficking convictions to those resulting in imprisonment within the past 7 years
- Requires individualized assessment and written denial explanations
- Ensures applicant rights to appeal and access information used in screening
- Civil immunity for landlords who choose to rent to qualifying individuals.

Representative Siegel on amendments with the Pennsylvania Trial Association. We had significant concerns with the proposed amendment and respectfully requests that the original language be restored in the bill. The amendment substantially narrows the safe harbor for landlords by making them liable if they act negligently, recklessly, or knowingly disregard illegal activity by tenants with certain convictions. PAA believed that the appropriate standard should require a conscious awareness consistent with a willful mental state, rather than the lower thresholds of negligence or recklessness.

HARRISBURG (CONTINUED...)

01

HB 72 introduced by Representative Borowski.

02

Status: Referred to the Judiciary Committee

03

Summary: The bill seeks to update the existing legislation to address the rights and protections of tenants in violent situations.

04

Previous Action RE: HB 1441: Worked on technical amendments with the Pennsylvania Residential Owners Association. PROA and the PA Bar Association are leading the charge on this bill.

Update: The Pennsylvania Coalition Against Domestic Violence (PCADV) is developing legislation to be introduced in the Senate, while continuing to support HB 72. Recognizing that all stakeholder groups oppose the broader, more inclusive lease termination provisions in HB 72, PCADV now aims to secure lease termination rights for a more limited group of individuals than those currently covered by the bill.

HARRISBURG (CONTINUED...)

01 **HB 1095 - Eviction Record Sealing introduced by Representative Ismail Smith-Wade-El.**

02 **Status: Passed the House. In the Senate.**

03 **Summary:** The original legislation would create an eviction record sealing policy to prevent eviction records from haunting tenants for years and protect them against discrimination and long-term housing insecurity. On Wednesday, September 25th, the House Judiciary Committee amended and voted out HB 1769. The amendment reflects a deal with the Realtors' Association that stipulates the bill would only apply to eviction cases filed 7 or more years ago.

Governor's amendment: A judgment in favor of the defendant by a Magisterial District Judge does not necessarily mean the tenant did not fail to pay rent. This creates a problematic scenario where a resident could be brought to court multiple times for non-payment, only to resolve the balance shortly before or at the hearing. In such cases, a favorable ruling does not reflect that the resident has been a responsible tenant.

PAA respectfully recommended the following alternative language for your consideration:

(c) Limited access eviction file. – Subject to section 4334, eviction case information in all cases shall be placed under limited access after the sooner of:

(1) seven years from the filing date of the eviction case, or

(2) a specific finding by the court that the occupant did not commit the lease default upon which the eviction case was based, or an adjudication on the merits in favor of the occupant of the premises at issue in the eviction case.

HARRISBURG (CONTINUED...)

01

HB 287 (2023-24) - Eviction Reform
introduced by Representative Krajewski.

02

Status: The bill passed the Pennsylvania House on March 20, 2024, with a vote of 102-99. As of April 5, 2024, it was referred to the Senate Judiciary Committee for further consideration.

03

Summary: The bill was introduced in the 2023-2024 legislative session, seeks to reform eviction procedures in cities of the first class, such as Philadelphia. The bill aims to enhance oversight, safety, and professionalism in the eviction process.

Key Provisions:

- **Eviction Agent Advisory Boards:** Establishes advisory boards to oversee eviction practices, ensuring accountability and transparency.
- **Education and Training Programs:** Mandates certification and training for eviction agents to uphold professional standards.
- **Prohibition of Private Enforcement:** Restricts private entities from serving eviction writs or conducting lockouts, centralizing these responsibilities under public oversight.
- **Behavioral Health Support:** Requires the presence of behavioral health professionals during eviction procedures to address potential conflicts and support tenants.
- **Complaint Mechanism:** Introduces a system for tenants to report misconduct by eviction agents, promoting ethical practices.

PHILADELPHIA

H.O.M.E. Initiative Update (Resolution [250955](#))

Philadelphia City Council is reviewing Mayor Cherelle Parker's first-year budget proposal for the Housing Opportunities Made Easy (H.O.M.E.) Program, a comprehensive housing strategy aimed at expanding and preserving affordable housing citywide. The \$47.9 billion plan prioritizes home repairs and preservation, including \$37.5 million for the Affordable Housing Preservation Fund and \$34.8 million for the Basic Systems Repairs Program, while also funding initiatives to help renters and first-time homebuyers. The One Philly Mortgage Program will receive \$25 million to assist up to 2,000 new homeowners with lower-cost loans. Additional funds are directed toward eviction prevention and homelessness assistance. City Council has 60 days to review and amend the proposal before formal introduction, with leaders emphasizing the need for thoughtful, equitable implementation of this multi-billion-dollar effort to build and preserve 30,000 housing units across Philadelphia.

Read more [here](#).

PHILADELPHIA

- IMPLEMENTATION ON 12/03/25 -

01 Bill [250044 \(Security Deposit\)](#) - introduced by Councilmember Landau

02 Status: Implementation on December 03, 2025.

03 **Summary:** The final version of the bill maintains the exemption from installment payment requirements for security deposits equal to one month's rent. For deposits exceeding one month's rent, a special payment structure has been added. Specifically:

- Landlords must accept one month's rent upfront, and
- The remaining balance must be paid in three equal monthly installments, beginning the month after the lease starts.

Additionally, there is an exemption for two units or less.



PHILADELPHIA

- IMPLEMENTATION ON 12/03/25 -

- 01** **Bill 250045 (Rental Application Fee Cap) - introduced by Councilmember Landau**
- 02** **Status: Implementation on December 03, 2025.**
- 03** **Summary:** The amendment raises the maximum allowable fee from \$20 to \$50. Additionally, it removes the provision that would have allowed applicants to submit a background check conducted within the previous 30 days in lieu of paying for a new one.



PHILADELPHIA (CONTINUED...)

- 01** **Bill 250722 introduced by Councilmember O'Neill**
- 02** **Status: Passed by the Council on October 30, 2025**
- 03** **Summary:** The new law bars property owners from installing multiple utility meters or service accounts at homes with three or fewer units unless they possess a valid rental license or building permit authorizing multi-family use. Aimed at closing a long-standing loophole, the measure seeks to prevent unsafe and unlicensed multi-unit rentals, protect tenants and neighbors, and preserve neighborhood character. It also addresses concerns about infrastructure strain, safety hazards, and parking congestion caused by illegal conversions.

PHILADELPHIA (CONTINUED...)

01 Bill 250774 introduced by Councilmember Ahmad

02 Status: Signed by the Mayor on 10/29/2025

03 **Summary:** The new law amends Section 9-3903 of The Philadelphia Code to include voter registration information in the packet of documents already distributed to tenants as part of the Certificate of Rental Suitability.

The law achieves its goal without imposing new burdens on housing providers. Instead, it expands on an existing requirement by including voter registration materials with the documents the city already prepares and provides to landlords for distribution to tenants, adding no extra compliance steps or administrative complexity.

PHILADELPHIA (CONTINUED...)

PENDING

01 Bill [250838](#) introduced by Councilmember O'Rourke

02 Status: Introduced on 10/09/25.

03 **Summary:** This legislation establishes the Philadelphia Rent Refund Program, providing local tax relief to low-income renters who already qualify for Pennsylvania's Property Tax/Rent Rebate Program. Starting in 2026, eligible renters will automatically receive a City-funded refund equal to 100% of their state rebate, recognizing property taxes passed on through rent. The Department of Revenue will oversee implementation, outreach, and annual reporting, while landlords will be required to give tenants information about the program and promptly complete Rent Certificates needed for rebate applications. The law prohibits landlord retaliation against tenants who request these forms and allows tenants to sue for damages if landlords fail to comply. Overall, the measure expands local support for seniors and people with disabilities, helps offset rising rent costs, and ensures renters receive equitable relief comparable to homeowners.

The bill does not:

- Impose any new financial obligations, taxes, or costs on landlords.
- The refund program is entirely funded and administered by the City and Commonwealth. It provides direct relief to renters, not through landlords.
- Landlords are only required to provide information about the refund program and to complete a Rent Certificate (or equivalent form) when tenants request it—something many already do for the state rebate program.



PHILADELPHIA (CONTINUED...)

PENDING

01 **Bill [241064](#) - EV Charging & Parking introduced by Councilmember Ahmad**

02 **Status: Introduced on 11/14/24.**

03 **Summary:** The legislation would amend the Philadelphia code to increase requirements for EV chargers by expanding the City's EV charging infrastructure, increasing accessibility, and accelerating the transition to EV. In addition, her proposed legislation applies to any new development with parking lots that support 10 or more vehicles. The Building Industry Association that details the cost burden this will have on the development community and the difference with regards to the provisions of the current code.

Questions:

- Definition of development? I understand the bill applies to new development (both residential and commercial) with parking lots that support 10 or more vehicles; however, what specifically constitutes development? Does that definition include any construction, modification, extension, expansion, or substantial improvement to existing structures? The definition appears to be too broad, and we need clarity from Planning and OTIS.
- In areas designated historic preservation districts, would that also trigger the provisions of this law?
- Currently, HUD provides low-cost financing for EV related projects to housing providers. That funding is covered by the Biden Infrastructure Plan. With a new incoming administration, who knows what will happen with the remaining infrastructure dollars.
- In inclusionary zoning districts or TOD designated areas, will the provisions of this ordinance apply? The goal is to encourage more affordable housing and development along transit corridors, not to deter economic development.

PHILADELPHIA WHAT'S NEXT?

Prospective Legislation by Councilmember Lozada Ban the Box - Fair Standards in Housing Screening

- The proposed legislation aims to establish guidelines for when and how housing providers in Philadelphia may consider an applicant's criminal history during the rental process. Its goal is to improve access to housing for individuals with past convictions and to promote fair chance practices.
- Key elements of the proposal include:
 - Banning criminal background checks until after a conditional rental offer is extended;
 - Limiting the review of criminal records to designated time periods depending on the type of offense;
 - Mandating written explanations when a conditional offer is rescinded due to criminal history.

PITTSBURGH

- **2025 Mayoral Race**

- **Rental Registry Program Halted by Court Order**

- Status: A court-ordered stay issued April 2, 2025 (and reaffirmed May 27), blocks the City of Pittsburgh from enforcing its Residential Housing Rental Permit Program (RHRPP).
- Implication: Registration remains voluntary; no penalties can be issued for non-participation.
- Action for members: You are not legally required to register or schedule inspections at this time. Monitor the ongoing court case for updates. Voluntary participation may still be worthwhile to prepare for potential future mandates.

- **Lot-Size Reduction Ordinance Passed**

- Date Passed: May 6, 2025
- Summary: Eliminates minimum lot sizes in high-density residential zones and reduces required lot size in lower-density areas from 8,000 to 6,000 square feet.
- Implication: Facilitates infill development and subdivision of parcels in many neighborhoods.
- Action: Review holdings for redevelopment potential under the new density allowances.

- **Inclusionary Zoning (IZ) Still Under Debate**

- Current Status: Citywide IZ mandates (requiring 10% affordable units in 20+ unit projects) have not been passed. Council is actively debating zone-specific or opt-in versions.
- What to Watch: November's mayoral election could influence the direction of this policy. Development timelines may be affected in areas like East Liberty, Uptown, and Polish Hill.
- Action: Stay informed and review project feasibility in neighborhoods under discussion.

Allegheny County & Regional Updates

- **County Authority to Clean and Bill for Property Hazards**

- Date of Advisory Approval: July 8, 2025
- Overview: Pending County Council approval, the Allegheny County Health Department will be authorized to clean properties with hazards like hoarding, standing water, or tire piles if owners do not comply—and to bill the cost back to the owner.
- Action: Inspect and address exterior conditions on rental properties to avoid county intervention and potential liens.

- **Eviction Trends Post-Moratorium**

- Context: Pittsburgh Housing Authority resumed eviction filings in April 2025 after a pandemic-era pause. Since then, 183 filings have occurred.
- Mitigation Efforts: ACTION Housing and partners have helped secure \$3 million in rental assistance and 238 repayment plans.
- Action: Engage tenants early to avoid filings. Use available support programs (e.g., ACTION Housing, RentHelpPGH) to reduce legal risk and stabilize income.

- **Affordable Housing and Zoning Reform Momentum**

- State-Level Developments: The PA Housing Caucus, launched in March 2025, supports zoning modernization for accessory dwelling units (ADUs), co-ops, and up-zoning former industrial land.
- County Activity: Allegheny County's "500 in 500" initiative has produced nearly 300 affordable units and housed over 400 individuals to date.
- Action: Coordinate with Allegheny County Economic Development and nonprofit housing partners for redevelopment opportunities or participation in housing initiatives.