



**LEGISLATIVE &
REGULATORY UPDATE
Q2, 2026**

HARRISBURG

Session Dates:

- **House:** 03/23-25; 04/13-15, 27-29; 05/04-06; and 06/01-03, 08-10, 15-17, 22-30.
- **Senate:** 03/16-18, 23-25; 04/20-22; 05/04-06; 06/01-03, 08-10, 22-26, 29-30.



KEY COMMITTEE LEADERSHIP

- **Senate Urban Affairs & Housing Committee**
 - Majority Chair: State Sen. Joe Picozzi
 - Minority Chair: State Sen. Nikil Saval
- **House Housing and Community Development Committee**
 - Majority Chair: State Rep. Brandon Markosek
 - Minority Chair: State Rep. Rich Irvin
- **Senate Judiciary Committee**
 - Majority Chair: State Sen. Lisa Baker
 - Minority Chair: State Sen. Amanda Cappelletti
- **House Judiciary Committee**
 - Majority Chair: State Rep. Tim Briggs
 - Minority Chair: State Rep. Rob Kauffman
- **House Consumer Protection, Technology and Utilities Committee**
 - Majority Chair: State Rep. Danilo Burgos
 - Minority Chair: State Rep. Carl Walker Metzgar
- **Senate Appropriations Committee**
 - Majority Chair: State Sen. Scott Martin
 - Minority Chair: State Sen. Vincent Hughes
- **House Appropriations Committee**
 - Majority Chair: State Rep. Jordan Harris
 - Minority Chair: State Rep. Jim Struzzi

GOVERNOR SHAPIRO'S FY26-27 BUDGET ADDRESS

Gov. Shapiro proposed a \$53 billion-plus spending plan for Pennsylvania's 2026–27 fiscal year.

He highlighted housing affordability and supply shortages as major challenges, citing rising home prices, increasing rents, and an aging housing stock. He emphasized that building more housing of all types, including multi-family and multi-unit developments, is one of the most effective ways to lower costs and improve access.

To support this goal, he proposed reforming local zoning and planning rules to reduce barriers to residential development, including accessory dwelling units and transit-oriented projects. He also called for modernizing the Municipalities Planning Code to make it easier to build mixed-use and higher-density housing where appropriate. In addition, he introduced a \$1 billion bond-backed Critical Infrastructure Fund to help finance new housing and the infrastructure needed to support growth.

The proposal also includes renter and homeowner protections, such as capping rental application fees, limiting annual lot-rent increases in manufactured home communities, and allowing transfer-on-death deeds to help families pass homes to heirs without costly probate.

PENNSYLVANIA'S PUBLIC UTILITY COMMISSION VOTES (3-2) TO REGULATE LANDLORDS AS GAS PIPELINE OPERATORS

- On January 8, 2025, the Pennsylvania Public Utility Commission (“PA PUC”), led by Chairman Stephen DeFrank, reversed nearly a decade of PA PUC enforcement practice, and asserted jurisdiction over Pennsylvania landlords as gas pipeline operators if they have behind-the-meter gas distribution systems on their properties.
- The PA PUC further claimed jurisdiction over underground and above ground piping along with internal piping in buildings. The rule will require, with limited exceptions, landlords throughout the commonwealth, regardless of size, to comply with federal gas pipeline safety laws. This includes the regulations of the federal Pipeline Safety and Hazardous Materials Administration (PSHMA), in the same manner as natural gas distribution companies and gas pipeline operators. This will in turn impose onerous registration, operation, maintenance, and reporting requirements upon landlords that will result in higher rent for tenants.
- This decision holds broad reaching implication for educational institutions, health care facilities, shopping centers, and other operators of behind-the-meter gas distribution facilities. They will all, theoretically, be considered gas pipeline operators and subject to regulation, and enforcement action by the PA PUC. The dissenting commissioners expressed concerns that the PA PUC’s assertion of expansive jurisdiction fails to consider overlapping jurisdiction of other government entities. They also expressed particular concern about the expansion of PA PUC’s jurisdiction over the internal gas distribution system of a single structure.

HARRISBURG

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

02

Status: Introduced on May 22, 2025 and Pulled from the Committee- 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

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 SB 1152 introduced by Senator Katie Muth

02 Status: Introduced and Referred to the Senate
Urban Affairs and Housing Committee

03 **Summary:** The legislation 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.

This proposal should be opposed because it undermines the fundamental voluntary structure of rental assistance programs. These programs are designed to operate on a voluntary basis, and any mandate that alters that framework threatens their effectiveness, flexibility, and long-standing intent.

If the Senate were willing to explicitly exclude rental assistance programs from the scope of the bill, and clearly prohibit municipalities from applying such requirements to them, we would be prepared to support the legislation.

HARRISBURG (CONTINUED...)

01 SB 1148 introduced by Senator John Kane

02 Status: Introduced and Referred to the Senate Urban Affairs and Housing Committee

03 Summary:

The legislation would (1) shift the financial responsibility for disability- related modification requests onto landlords unless the tenant agrees to restore the unit, and (2) permit a tenant to terminate a lease without penalty if the landlord does not complete the modification within 30 days or approve the request within 10 days, without accounting for delays caused by the tenant in providing documentation or establishing the need for the modification.

HARRISBURG (CONTINUED...)

01

HB [2132](#) introduced by Representative Greg Scott

02

Status: Introduced.

03

Summary: This legislation would require landlords to cover any court filing costs incurred when initiating an eviction action for nonpayment of rent if the tenant pays the overdue rent before an eviction notice is issued. While tenants would remain responsible for late fees or other charges related to delayed payment, they would not be responsible for court costs in such circumstances. If a landlord chooses to file a case, the landlord should bear the associated legal expenses.

While most of the proposed revisions are acceptable, particularly those that modernize the use of Magisterial District Judges (MDJs), the addition of subsection (d) would prohibit landlords from recovering filing fees from a tenant who satisfies a judgment prior to turnover. Furthermore, subsection (e) appears to bar landlords from recovering filing fees from tenants altogether. This approach departs from longstanding Pennsylvania procedural principles, under which the prevailing party is entitled to recover court costs from the losing party.

HARRISBURG (CONTINUED...)

01

HB 2125 introduced by Representative Emily Kinkead

02

Status: Referred to the Housing and Community Development Committee

03

Summary: The bill would extend to all tenants the same rights currently afforded to manufactured home owners and residents, without a clear or compelling policy rationale for doing so. It would also place the Landlord and Tenant (L&T) Act under the jurisdiction of the Attorney General and classify violations of the L&T Act as consumer protection violations.

In addition, the bill conflicts with the L&T Act's existing provision permitting waiver of the notice to quit. Overall, this legislation should be opposed. It would impose significant new burdens on landlords that do not currently exist and are not necessary.

HARRISBURG (CONTINUED...)

01

HB 2023 introduced by Representative Greg Scott

02

Status: Referred to the Housing and Community Development Committee

03

Summary: The legislation directly impact the eviction (writ of possession) process. It would require landlords to pause the execution of a writ of possession during extreme weather conditions such as freezing temperatures, winter storms, hurricanes, tropical storms, or excessive heat warnings. These protections apply only to tenants enrolled in specific government assistance programs, including LIHEAP, Medicaid, Medicare, SSDI, WIC, SNAP, and SSI.

While the bill does not prevent eviction, it mandates that execution of the writ occurs within five days after the extreme weather ends and be treated as a priority. These required delays could affect constable scheduling, unit turnover timelines, rent loss periods, and overall property management operations.

PAA Questions:

- What specific weather conditions would trigger the bill, and how are those conditions defined? Who has the authority to determine when those conditions are met?

Amendments to be considered:

- Revising the 32-degree temperature threshold to instead rely on the issuance of an Extreme Cold Watch or Warning by the National Weather Service (NWS). For reference, see [the NWS guidance on cold weather alerts](#).
- Additionally, clarifying language outlining how individuals would provide proof of participation in programs such as LIHEAP, Medicaid, Medicare, Social Security Disability, SNAP, WIC, or Supplemental Security Income.

Action: If the bill is narrowly drafted and clearly defined, it may be appropriate for PAA to remain neutral.

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 SPRING SESSION

01 Bill 250329 introduced by Councilmember O'Rourke (Safe Healthy Homes Act)

Status: Held in Committee

Summary: This ordinance amends the Philadelphia Code to tighten enforcement on rental licensing, expand tenant rights, and improve transparency and oversight of rental housing conditions citywide.

Key Provisions:

- Rental License Requirements:
 - Landlords must maintain an active rental license to legally collect rent or initiate evictions.
 - Licenses may be immediately suspended if a property is found to be unsafe, unfit, or has unresolved violations for more than 30 days.
 - Properties with expired or suspended licenses are ineligible for renewal until all violations are resolved and fines are paid.
- Certificate of Rental Suitability:
 - Landlords must provide tenants with a valid Certificate of Rental Suitability (issued within the last 60 days) at lease start or renewal.
 - They must also provide:
 - A signed statement confirming the unit is safe and habitable.
 - A copy of the City's "Partners for Good Housing" handbook.
 - Recent L&I inspection history.
- Tenant Notifications:
 - Landlords with expired or inactive licenses must:
 - Notify tenants by mail that they may not collect rent or evict tenants.
 - Include the date of noncompliance and related violation notices.
 - The City will publicly post warnings on affected properties until the issues are resolved.

Enforcement and Legal Protections:

- Landlords in violation cannot collect rent or file for eviction during the period of noncompliance.
- In any rent collection or eviction case, landlords must provide:
 - Proof of a valid license,
 - A valid certificate, and
 - Inspection history.
- Tenants may bring private legal action against non compliant landlords and may be entitled to:
 - Up to \$2,000 in damages;
 - Rent refunds for noncompliant periods; and
 - Additional compensation and legal fees.
- Proactive Inspections & Reporting:
 - A new Proactive Inspection Program will phase in routine inspections of all residential rental properties by July 2030.
 - The Department of Licenses & Inspections must provide annual public reports on:
 - Inspection activity by ZIP code;
 - Complaint types and response times;
 - The number of tenants displaced by unsafe living conditions; and
 - Properties with ongoing serious violations.

PHILADELPHIA SPRING SESSION (CONTINUED...)

01 Bill 250330 introduced by Councilmember O'Rourke (Safe Healthy Homes Act)

Status: Held in Committee

Summary: This ordinance would expand tenant protections and landlord accountability by:

- Requiring good cause for non-renewal of leases;
- Banning retaliation and harassment;
- Strengthening enforcement of the implied warranty of habitability;
- Guaranteeing the right to organize for tenants; and
- Enhancing remedies and legal recourse for violations.

Key Provisions:

- Good Cause Requirement:
 - Landlords must state a valid reason to terminate or not renew any residential lease.
 - Acceptable causes include: nonpayment, lease violation, planned major renovations (with City approval), or owner move-in.
- Protection from Retaliation & Harassment:
 - Tenants are protected from eviction or lease changes in retaliation for:
 - Reporting code violations
 - Organizing with other tenants
 - Engaging with media or public officials
 - Being a victim of domestic or sexual violence
 - Harassment includes intimidation, illegal entry, service disruptions, or false eviction threats.

- Implied Warranty of Habitability:
 - Tenants are entitled to rent abatement if the unit is not safe, habitable, or properly maintained.
 - A presumption of breach arises when:
 - The City issues a code violation
 - 30+ days pass without repair or appeal
 - Landlords must prove they were prevented from repairing, or that the tenant caused the issue.
- Tenant Right to Organize:
 - Tenants and organizers may:
 - Form associations, hold meetings, and distribute materials.
 - Access common areas and communicate with management.
 - Advocate for changes and bargain collectively
 - Landlords must bargain in good faith and cannot interfere.
- Enforcement & Remedies:
 - Tenants may:
 - File with the Fair Housing Commission (within 1 year), or
 - File in court (within 2 years).
 - Available Remedies:
 - Rent refunds or statutory damages (\$1,000 per violation)
 - Punitive damages (up to 3× actual or statutory)
 - Injunctive relief (court orders to stop illegal behavior)
 - Attorney's fees
 - Rental license suspension (rent collection prohibited during suspension)

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.

Prospective Landlord Protection Legislation by Councilmembers Lozada & Landau

Proposed Special Committee on Regulatory Reform to Review All Existing Landlord-Tenant Laws.

PITTSBURGH

Mayor O'Connor's First Month

As anticipated, permitting reform has emerged as an early priority. Mayor O'Connor's first executive order focuses on creating a faster, more predictable permitting and inspection process, with the goal of reducing delays for renovations, new construction, and change-of-use projects.

Initial messaging has emphasized strengthening "city basics", including consistent enforcement, public safety, and improved core services, rather than introducing new housing mandates. The administration has struck a generally pro-growth tone, with particular attention to increasing housing supply.

There has also been a noticeable shift in style, with plans for more open and accessible engagement with stakeholders. Greater accessibility from the Mayor's office may provide earlier opportunities for industry input before new housing or rental policies are proposed. Additionally, major corporate entities such as UPMC and PNC have pledged millions of dollars toward a form of PILOT-style support to help address city budget shortfalls related to equipment and other needs.

PAA has been actively engaged with the administration since day one.

Pittsburgh City Legislative Developments

Members of Pittsburgh City Council have reintroduced legislation to regulate short-term rentals, including permit or licensing requirements and operational limits, in response to safety and neighborhood concerns stemming from recent incidents.

Separately, County Executive Sara Innamorato signed an executive order directing a study of housing needs across Pittsburgh and Allegheny County. This assessment is expected to serve as a foundation for future policy recommendations and potential city or county-level housing proposals.