



## Senate Urban Affairs & Housing Committee

Senate John Pippy, Chairman

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### **Summary Senate Bill 906, Printer's Number 1064** **Prime Sponsor: Senator Browne**

#### **Summary:**

- Creates a new section in Article V of the Landlord and Tenant Act (1951, P.L. 69, No. 20)
- Provides for the disposition of abandoned personal property.
- Requires tenants to remove all personal property upon relinquishing possession of a property.
- “Relinquishing possession of a property” is deemed to have occurred when:
  - A court ruling is issued in favor of the landlord.
  - The tenant is absent from the premises for more than 14 days AND hasn't paid the rent for one or more months AND one or more of the following:
    - The shut off of certain tenant responsible utilities;
    - Accumulation of mail;
    - Unattended vehicles;
    - Expiration of lease; and/or
    - Expiration of a notice terminating a month-to-month lease.
  - Death of the sole adult tenant and failure of the estate to request the personal property.
- Within three (3) days of relinquishing the premises the landlord must notify the tenant they have 10 days to retrieve the personal property.
- After the 10 days expire the landlord may dispose of the personal property.
- During the 10 days, landlords must “exercise ordinary care” for the personal property. Landlords may store the personal property at a location other than the leased property but may not pass that expense onto the tenant if the property is retrieved during the 10 days.
- This bill was SB 1291 of 2006 which the committee approved on September 26, 2006.