



Fiscal Note

Bill number: 250044

Introduced by: Landau

Cosponsor(s): Gauthier, Jones, Brooks, O'Rourke, Driscoll, and Squilla

Assigned committee: Housing, Neighborhood Development and The Homeless

Date introduced: 01/30/2025

Overview

This bill would establish requirements for security deposits on residential rental properties.

Legislative Summary

This legislation would establish new requirements for security deposits on residential rental properties. This legislation would prevent housing providers from charging or accepting security deposits exceeding the limits set by state law (68 P.S. § 250.511a.). Housing providers who require a security deposit must offer prospective tenants the option to pay the security deposit either as a lump sum or in installments of at least four equal payments due at least one month apart. The total amount charged for the security deposit must remain the same, regardless of whether it is paid in a lump sum or through an installment plan.

Violations of this legislation would be enforceable in a private action before a court of competent jurisdiction. An individual harmed by a violation is entitled to actual damages or, alternatively, may choose statutory damages equal to one month's rent, provided the determination is made before judgment is rendered. Additionally, the court may award reasonable attorney's fees and costs to the affected party.

Proposed Effective Date

This legislation would be effective immediately after enactment.

Fiscal Impact Analysis

There would be no fiscal impact resulting from the enactment of this legislation.

Legislative History

2021: Bill 210138-Lapsed

On February 18, 2021, Councilmember Green introduced legislation that, among other things, would have permitted landlords to provide tenants alternative method of payment for a security deposit. If enacted, landlords were required to give tenants the option to have a security deposit installment spread over a three-month timeframe. Due to Council inaction, the legislation lapsed at the end of the legislative session.

2020: Bill 20381-Lapsed

On June 18, 2020, Councilmember Bass introduced legislation that, among other things, would have permitted landlords to provide tenants alternative method of payment for a security deposit. If enacted, landlords were required to give tenants the option to have a security deposit installment spread over a six-month timeframe. Due to Council inaction, the legislation lapsed at the end of the legislative session.

Prepared by: Policy and Fiscal Analyst Unit, Mayor's Office of Legislative Affairs

Date: 02/11/2025

This document is a summary of proposed legislation as introduced and is prepared by the Mayor's Office of Legislative Affairs for general information only. It does not represent the official legal position of the City. Estimates are calculated using the best information available. Actual costs and revenue impact incurred may vary from estimates.