
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 113 Session of
2013

INTRODUCED BY GREENLEAF, TARTAGLIONE, BROWNE, VULAKOVICH AND
SOLOBAY, JANUARY 9, 2013

REFERRED TO URBAN AFFAIRS AND HOUSING, JANUARY 9, 2013

AN ACT

1 Amending Title 48 (Lodging and Housing) of the Pennsylvania
2 Consolidated Statutes, consolidating statutory provisions on
3 hotels; and making related repeals.

4 The General Assembly of the Commonwealth of Pennsylvania
5 hereby enacts as follows:

6 Section 1. Title 48 of the Pennsylvania Consolidated
7 Statutes is amended by adding parts to read:

8 PART I

9 PRELIMINARY PROVISIONS (Reserved)

10 PART II

11 LODGING

12 Chapter

13 11. General Provisions (Reserved)

14 13. Hotels

15 CHAPTER 11

16 GENERAL PROVISIONS (Reserved)

17 CHAPTER 13

18 HOTELS

- 1 Subchapter
- 2 A. General Provisions
- 3 B. Rights
- 4 C. Protection of Keepers of Hotels, Inns and Boarding Houses
- 5 D. (Reserved)
- 6 E. Safety

7 SUBCHAPTER A

8 GENERAL PROVISIONS

9 Sec.

10 1301. Definitions.

11 § 1301. Definitions.

12 The following words and phrases when used in this chapter
13 shall have the meanings given to them in this section unless the
14 context clearly indicates otherwise:

15 "Hotelkeeper." Except for time-share arrangements, a person
16 or entity providing lodging, accommodations, facilities or
17 privileges or services at the following places:

18 (1) hotels, motels, inns, resorts, guest houses or bed
19 and breakfast establishments;

20 (2) buildings, other than listed under paragraph (1),
21 which are held out by any means, including advertising,
22 license, registration with a hotelkeepers' group, convention
23 listing association, travel publication or similar
24 association or with a government agency, as being available
25 to provide overnight lodging or use of facility space for
26 consideration to persons seeking temporary accommodation;

27 (3) places advertising to the public that it will
28 provide beds, sanitary facilities or other space for a
29 temporary period to members of the public; or

30 (4) places recognized as a hostelry, except for portions

1 of the facility which are devoted to persons who have
2 established permanent residence.

3 The term shall include the proprietor of a hotel, inn or
4 boardinghouse.

5 SUBCHAPTER B

6 RIGHTS

7 Sec.

8 1311. Hotelkeepers.

9 § 1311. Hotelkeepers.

10 (a) Refusal of accommodations.--A hotelkeeper shall have the
11 right to refuse or deny accommodations, facilities or privileges
12 of a lodging establishment to any of the following:

13 (1) A person who is unwilling or unable to pay for the
14 accommodations and services of the lodging establishment. The
15 hotelkeeper shall have the right to require that prospective
16 guests demonstrate their ability to pay by cash, valid credit
17 card or a certified or cashier's check. If a minor is not
18 accompanied by his parent or legal guardian, the hotelkeeper
19 may require the minor's parent or legal guardian to do one of
20 the following:

21 (i) Accept, in writing, liability for the guest room
22 cost, taxes, all charges by the minor and any damages in
23 excess of normal wear and tear to the guest room or its
24 furnishings caused by the minor while a guest at the
25 lodging establishment. Damages shall be calculated at the
26 cost of labor and materials for repair by the lodging
27 establishment.

28 (ii) Provide the hotelkeeper with a valid credit
29 card number and authorization to cover the guest room
30 cost, taxes, charges by the minor and any damages to the

1 guest room or its furnishings caused by the minor.

2 (iii) Require all of the following, if a credit card
3 authorization is not provided:

4 (A) An advanced cash payment to cover the guest
5 room cost and taxes for all room nights reserved for
6 the minor.

7 (B) A cash damage deposit in an amount not to
8 exceed the cost of one night's guest room
9 accommodations, including taxes, for payment of
10 additional charges by the minor or for damages to the
11 guest room or its furniture or furnishings. The
12 hotelkeeper shall refund the cash deposit to the
13 extent that it is not used to cover any reasonable
14 charges or damages, as determined by the hotelkeeper
15 following room inspection at checkout.

16 (2) A person who is disorderly.

17 (3) A person who the hotelkeeper reasonably believes is
18 seeking accommodations for an unlawful purpose, including the
19 unlawful possession or use of a controlled substance by the
20 person or the use of the premises for the consumption of
21 alcoholic beverages by any person under 21 years of age.

22 (4) A person who the hotelkeeper reasonably believes is
23 bringing into the lodging establishment property which may be
24 dangerous to other persons, including explosives or illegal
25 firearms.

26 (5) A person who exceeds the maximum number of persons
27 allowed to occupy a particular guest room in the lodging
28 establishment, as posted by the lodging establishment.

29 (b) Civil liability for refusal.--

30 (1) Except as provided for under paragraph (2), a

1 hotelkeeper refusing or denying accommodations, facilities or
2 privileges of a lodging establishment for any of the reasons
3 specified under subsection (a) shall not be liable in a civil
4 action or for a fine or penalty based on the refusal or
5 denial.

6 (2) Accommodations, facilities or privileges of a
7 lodging establishment may not be refused or denied based upon
8 the factors under section 3 of the act of October 27, 1955
9 (P.L.744, No.222), known as the Pennsylvania Human Relations
10 Act.

11 (c) Restitution and damages permitted.--

12 (1) In addition to any penalties provided under any
13 other statute, a court may order a person to do all of the
14 following:

15 (i) Pay restitution for any damages suffered by the
16 hotelkeeper of the lodging establishment, including the
17 lodging establishment's loss of revenue resulting from
18 the lodging establishment's inability to rent or lease
19 the room during the period of time the lodging
20 establishment room is being repaired.

21 (ii) Pay damages or restitution to a person or his
22 property that is injured.

23 (2) The parents or guardians of a minor shall be liable
24 for the acts of the minor which cause damages to the lodging
25 establishment room or furnishings or cause injury to persons
26 or property.

27 (3) This subsection shall not prohibit the prosecution
28 of any person for any other violation of law which occurred
29 on the property of the lodging establishment.

30 (d) Guest register requirement.--

1 (1) The hotelkeeper of a lodging establishment shall
2 maintain, for a period of three years, a guest register which
3 shows the name, residence, date of arrival and departure of
4 guests of the lodging establishment.

5 (2) (i) Every guest shall register. A registering guest
6 may be required by the hotelkeeper to produce a valid
7 driver's license or other identification, satisfactory to
8 the hotelkeeper, containing a photograph of the guest and
9 setting forth the name and residence address of the
10 guest.

11 (ii) In addition to the provisions of subparagraph
12 (i), if the guest is a minor, the hotelkeeper may also
13 require a parent of the guest to register, accepting in
14 writing liability for the guest room cost, taxes, all
15 charges by the minor and any damages to the guest room or
16 its furnishings caused by the minor while a guest at the
17 lodging establishment.

18 (3) The guest register shall be maintained in its
19 original form or may be reproduced on any photographic,
20 photostatic, microfilm, microcard, miniature photographic or
21 other process which actually reproduces the original record.

22 (e) Right to eject from premises.--A hotelkeeper may
23 immediately eject a person from the lodging establishment
24 premises for violating this chapter if a copy of the chapter is
25 posted in a conspicuous place and manner in the lodging
26 establishment in accordance with subsection (f).

27 (f) Posting notice to guests.--This chapter shall not apply
28 to a hotelkeeper unless the hotelkeeper posts a copy of this
29 chapter at or near the guest registration desk.

30 (g) Definitions.--As used in this section, the following

1 words and phrases shall have the meanings given to them in this
2 subsection unless the context clearly indicates otherwise:

3 "Alcohol." The term as defined in section 102 of the act of
4 April 12, 1951 (P.L.90, No.21), known as the Liquor Code.

5 "Controlled substance." The term as defined in section 2 of
6 the act of April 14, 1972 (P.L.233, No.64), known as The
7 Controlled Substance, Drug, Device and Cosmetic Act.

8 "Disorderly." A person is disorderly if, with intent to
9 cause or recklessly create a risk of public inconvenience,
10 annoyance or alarm, the person does any of the following:

11 (1) Engages in fighting or threatening or in violent or
12 tumultuous behavior.

13 (2) Makes unreasonable noise.

14 (3) Uses obscene language or makes an obscene gesture.

15 (4) Creates a hazard or physically offensive condition
16 by an act which serves no legitimate purpose of the actor.

17 "Lodging establishment." Except for time-share arrangements,
18 any of the following:

19 (1) A hotel, motel, inn, resort, guest house, bed and
20 breakfast establishment, regardless of size.

21 (2) A building, other than listed under paragraph (1),
22 which is held out by any means, including advertising,
23 license, registration with an innkeepers' group, convention
24 listing association, travel publication or similar
25 association or with a government agency, as being available
26 to provide overnight lodging or use of facility space for
27 consideration to persons seeking temporary accommodation.

28 (3) A place which advertises to the public at large or a
29 segment of the public that it will provide beds, sanitary
30 facilities or other space for a temporary period to members

1 of the public at large.

2 (4) A place recognized as a hostelry, except for
3 portions of the facility which are devoted to persons who
4 have established permanent residence.

5 "Minor." An unemancipated person under 18 years of age.

6 "Person." Any individual, corporation, association,
7 partnership, joint stock company, business trust, syndicate,
8 joint venture or other combination or group of individuals.

9 "Temporary." Occupancy or the right to occupancy of a
10 lodging establishment for less than 30 days or on a day-to-day
11 basis if for more than 30 days.

12 SUBCHAPTER C

13 PROTECTION OF KEEPERS OF HOTELS, INNS

14 AND BOARDING HOUSES

15 Sec.

16 1321. Notice to boarders to lock rooms.

17 1322. Lien, warrant, sale and right of redemption.

18 1323. Liability for property loss or damage.

19 1324. Special arrangements for safe deposit of valuables.

20 1325. Duty of guest.

21 1326. Other liability.

22 1327. Exemption from levy or sale.

23 1328. Baggage.

24 1329. Baggage sale requirements.

25 1330. Sale proceeds.

26 § 1321. Notice to boarders to lock rooms.

27 If a hotelkeeper posts in a conspicuous place notice
28 requiring the guest or boarder to bolt the door of the room
29 occupied by the guest or boarder, or, in leaving the room, to
30 lock the door and to deposit the key with the hotelkeeper or the

1 clerk at the office, the hotelkeeper shall not be liable for any
2 baggage of the guest or boarder which may be stolen from the
3 room, if the guest or boarder shall neglect to do so. In order
4 to avoid liability, the hotelkeeper must clearly establish the
5 fact of the room having been left unbolted or unlocked by the
6 guest or boarder at the time of the loss of the baggage.

7 § 1322. Lien, warrant, sale and right of redemption.

8 (a) Lien.--A hotelkeeper within this Commonwealth shall have
9 a lien upon the goods and baggage belonging to a guest or
10 boarder for the amount of indebtedness contracted for boarding
11 and lodging for a period of time not exceeding two weeks. The
12 hotelkeeper may detain the goods and baggage until the amount of
13 indebtedness is paid.

14 (b) Public sale.--

15 (1) Except as provided under paragraph (2), after the
16 detention of goods under subsection (a) for three months, the
17 hotelkeeper may apply to a magisterial district judge to
18 publicly sell the goods and baggage. At least ten days'
19 notice of the public sale must be placed in at least three
20 public places in the ward of the city or borough or in the
21 township where the inn, hotel or boardinghouse is located.
22 The owner of the goods and baggage shall receive the balance
23 of the proceeds of the public sale, minus all costs and the
24 amount of indebtedness.

25 (2) Notwithstanding paragraph (1), the owner of the
26 goods and baggage shall have the right to redeem the goods
27 and baggage as follows:

28 (i) At any time within the three months of
29 detention, upon paying the amount of the indebtedness.

30 (ii) At any time previous to the public sale, upon

1 paying the amount of the indebtedness and any additional
2 costs established under law.

3 § 1323. Liability for property loss or damage.

4 (a) General rule.--Except as provided in subsection (b) and
5 section 1324 (relating to special arrangements for safe deposit
6 of valuables), no hotelkeeper, whether individual, partnership
7 or corporation, shall be liable for loss or damage to property
8 suffered by a guest, unless the hotelkeeper fails to constantly
9 maintain any of the following:

10 (1) A metal safe or vault in good order and fit for
11 custody of money, bank notes, jewelry, gold or silver
12 articles, precious stones, personal ornaments, railroad
13 mileage books or tickets, negotiable or valuable papers and
14 bullion.

15 (2) Suitable locks, bolts and fastening on the doors,
16 transoms and windows of the sleeping rooms used by guests.

17 (3) A copy of this section, posted and printed in
18 distinct type in not fewer than ten conspicuous places
19 throughout the hotel or inn.

20 (b) Exception.--Notwithstanding compliance with subsection
21 (a), a hotelkeeper is liable for property loss or damage if a
22 guest offers to deliver it for custody in the safe or vault and
23 the hotelkeeper omits or refuses to accept it, deposit it in the
24 safe or vault or provide the guest with a receipt, except that a
25 hotelkeeper is not:

26 (1) obliged to receive from any one guest property
27 exceeding a total value of \$300; or

28 (2) liable for an amount in excess of \$300, whether or
29 not the property was actually received.

30 (c) Definitions.--The following words and phrases when used

1 in this section shall have the meanings given to them in this
2 subsection unless the context clearly indicates otherwise:

3 "Hotel." The term includes apartment hotels.

4 "Hotelkeeper." The term includes apartment hotelkeepers.

5 § 1324. Special arrangements for safe deposit of valuables.

6 Notwithstanding section 1323 (relating to liability for
7 property loss or damage), a hotelkeeper may, by special
8 arrangement with a guest, receive any property for deposit in
9 the safe or vault upon terms as to which the parties agree in
10 writing, but the hotelkeeper shall be liable for property loss
11 or damage after the articles have been accepted for deposit, if
12 the loss or damage is caused by theft or negligence of the
13 hotelkeeper.

14 § 1325. Duty of guest.

15 It shall be the duty of every guest, and of anyone intending
16 to be a guest, of any hotel or inn, upon delivering to the
17 hotelkeeper of the hotel or inn, or a servant or employee,
18 baggage or other property of the guest for safekeeping elsewhere
19 than in the room assigned to the guest, to demand of the
20 hotelkeeper a check or receipt for the property to evidence the
21 fact of delivery.

22 § 1326. Other liability.

23 (a) Depository liability.--Except as provided in subsection
24 (b), the liability of the hotelkeeper, whether individual,
25 partnership or corporation, for property loss or damage to a
26 guest other than that described in sections 1323 (relating to
27 liability for property loss or damage) and 1324 (relating to
28 special arrangements for safe deposit of valuables) shall be
29 that of a depository for hire.

30 (b) Exception.--Notwithstanding subsection (a), the

1 hotelkeeper shall not be liable in the case of loss or damage
2 caused by a fire not intentionally produced by the hotelkeeper.

3 (c) Limitation of liability.--Unless the hotelkeeper has
4 consented in writing to assume a greater liability, in no case
5 shall liability under this section exceed \$150 for each trunk
6 and its contents, \$50 for each valise and its contents, \$10 for
7 each box, bundle or package and its contents and \$50 for all
8 other miscellaneous effects, including wearing apparel and
9 personal belongings.

10 (d) Persons other than guests.--A hotelkeeper may hold
11 baggage or property at the risk of the owner if:

12 (1) The owner has forwarded the baggage or property to
13 the inn or hotel before becoming a guest and the baggage or
14 property has been received into the inn or hotel.

15 (2) The owner has allowed baggage or property to remain
16 in the inn or hotel after leaving as a guest and after the
17 relationship between the hotelkeeper and the guest has
18 ceased.

19 § 1327. Exemption from levy or sale.

20 The personal property of a guest at an inn or hotel, or of a
21 boarder at a boarding house where the property is in the
22 exclusive use of the boarder, when located on premises occupied
23 by the guest or boarder, shall be exempt from levy and sale on
24 distress for rent.

25 § 1328. Baggage.

26 (a) Hotelkeeper lien.--A hotelkeeper, whether individual,
27 partnership or corporation, shall have a lien on baggage and
28 other property located in and about the inn or hotel and
29 belonging to or under the control of a guest or boarder, for the
30 proper charges due for accommodation, board and lodging and for

1 all money paid for or advanced to the guest or boarder.

2 (b) Limitation.--The amount of a lien under subsection (a)
3 shall not exceed \$200.

4 (c) Right of hotelkeeper.--The hotelkeeper may detain the
5 baggage and other property until the amount of any charges due
6 has been paid.

7 (d) Exemption from attachment and execution.--Baggage and
8 other property shall be exempt from attachment or execution
9 until the hotelkeeper's lien and the cost of satisfying it are
10 satisfied.

11 § 1329. Baggage sale requirements.

12 (a) Public auction.--The hotelkeeper shall retain the
13 baggage or other property upon which a lien exists for a period
14 of 30 days, after which, if the lien is not satisfied, the
15 baggage or other property may be sold at public auction.

16 (b) Notice.--Notice of the public auction under subsection

17 (a) shall be provided by:

18 (1) providing a minimum of ten days' notice in a
19 newspaper of general circulation in the county where the inn
20 or hotel is situated; and

21 (2) mailing a copy of the notice, addressed to the guest
22 or boarder at the place of residence recorded in the register
23 of the inn or hotel.

24 § 1330. Sale proceeds.

25 (a) Duty of hotelkeeper.--After satisfying the lien and any
26 costs that may accrue, any residue remaining shall be paid to
27 the guest or boarder:

28 (1) on demand within six months; or

29 (2) if there is no demand, within six months from date
30 of the sale.

1 (b) Deposit of residual funds.--The residue shall be
2 deposited by the hotelkeeper with the treasurer of the county in
3 which the inn or hotel is situated, together with a statement of
4 the claim of the hotelkeeper, the costs of enforcing the claim,
5 a copy of the published public auction notice and a report of
6 amounts received for the goods sold at the auction.

7 (c) Duty of county treasurer.--The county treasurer shall
8 credit the residue to the general revenue fund of the county,
9 subject to the right of the guest or boarder to reclaim it
10 within three years of the date of deposit with the treasurer.

11 SUBCHAPTER D

12 (RESERVED)

13 SUBCHAPTER E

14 SAFETY

15 Sec.

16 1351. Tourist camp heater safety.

17 1352. Crib safety.

18 1353. Information concerning protection from fire.

19 § 1351. Tourist camp heater safety.

20 (a) General requirements.--The owner or operator of a
21 tourist camp where cabins or trailers are heated by stoves, gas
22 burners or any other heating device, except electrical
23 appliances, radiators and electric water heaters, shall install
24 adequate chimneys or other vents or outlets for escape of carbon
25 monoxide gas and other harmful or injurious gases generated by
26 the heating devices.

27 (b) Penalty.--Upon conviction in a summary proceeding, a
28 person who violates this section shall be sentenced to pay a
29 fine of not less than \$10 or more than \$25 or to imprisonment
30 for a term of not more than 30 days, or both, in the discretion

1 of the court.

2 § 1352. Crib safety.

3 (a) Unsafe crib prohibition.--After August 20, 2000, no
4 hotel, motel or similar transient lodging facility shall offer
5 or provide for use or otherwise place in the stream of commerce
6 a full-size or nonfull-size crib that is unsafe for an infant
7 using the crib because it does not conform to section 3(c)(1),
8 (2) or (3) of the act of June 22, 2000 (P.L.339, No.39), known
9 as the Infant Crib Safety Act, or because it has a dangerous
10 feature or characteristic under section 3(d) of the Infant Crib
11 Safety Act.

12 (b) Penalty.--A hotel, motel or similar transient lodging
13 facility that willfully and knowingly violates subsection (a)
14 commits a summary offense which, upon conviction, shall be
15 punishable by a fine of not more than \$1,000.

16 § 1353. Information concerning protection from fire.

17 The management of hotels and motels shall, upon the request
18 of travel agents and other persons interested in utilizing their
19 facilities, furnish information concerning the measures which
20 have been taken at the hotel or motel for protection from fire.
21 The information shall be provided in writing, free of charge,
22 and shall be in such detail as the Department of Labor and
23 Industry may prescribe by regulation.

24 Section 2. Repeals are as follows:

25 (1) The General Assembly declares that the repeals under
26 paragraph (2) are necessary to effectuate the addition of 48
27 Pa.C.S. Ch. 13.

28 (2) The following acts and parts of acts are repealed:

29 (i) The act of May 7, 1855 (P.L.479, No.509),
30 entitled "An act to protect Keepers of Hotels, Inns and

1 Boarding Houses."

2 (ii) The act of June 12, 1913 (P.L.481, No.318),
3 entitled "An act relating to inns and hotels; regulating
4 certain rights and liabilities of hotelkeepers and
5 innkeepers; and providing penalties for fraud against
6 innkeepers and hotelkeepers."

7 (iii) Section 3.3 of the act of April 27, 1927
8 (P.L.465, No.299), referred to as the Fire and Panic Act.

9 (iv) Section 404(4) of the act of April 6, 1951
10 (P.L.69, No.20), known as The Landlord and Tenant Act of
11 1951.

12 (v) The act of August 19, 1953 (P.L.1083, No.285),
13 entitled "An act requiring owners and operators of
14 tourist camps having heated cabins to provide adequate
15 chimneys or escape vents for harmful gases, and imposing
16 penalties."

17 (vi) The act of October 30, 1996 (P.L.732, No.131),
18 known as the Pennsylvania Innkeepers' Rights Act.

19 (vii) Sections 3(b) and 5 of the act of June 22,
20 2000 (P.L.339, No.39), known as the Infant Crib Safety
21 Act.

22 Section 3. The following apply:

23 (1) The addition of 48 Pa.C.S. Ch. 13 is a continuation
24 of the following:

25 (i) The act of May 7, 1855 (P.L.479, No.509),
26 entitled "An act to protect Keepers of Hotels, Inns and
27 Boarding Houses."

28 (ii) The act of June 12, 1913 (P.L.481, No.318),
29 entitled "An act relating to inns and hotels; regulating
30 certain rights and liabilities of hotelkeepers and

1 innkeepers; and providing penalties for fraud against
2 innkeepers and hotelkeepers."

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4 (P.L.465, No.299), referred to as the Fire and Panic Act.

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6 (P.L.69, No.20), known as The Landlord and Tenant Act of
7 1951.

8 (v) The act of August 19, 1953 (P.L.1083, No.285),
9 entitled "An act requiring owners and operators of
10 tourist camps having heated cabins to provide adequate
11 chimneys or escape vents for harmful gases, and imposing
12 penalties."

13 (vi) The act of October 30, 1996 (P.L.732, No.131),
14 known as the Pennsylvania Innkeepers' Rights Act.

15 (vii) Sections 3(b) and 5 of the act of June 22,
16 2000 (P.L.339, No.39), known as the Infant Crib Safety
17 Act.

18 (2) Except as otherwise provided in 48 Pa.C.S. Ch. 13,
19 all activities initiated under the statutory provisions
20 referred to in paragraph (1) shall continue and remain in
21 full force and effect and may be completed under 48 Pa.C.S.
22 Ch. 13. Orders, regulations, rules and decisions which were
23 made under the statutory provisions referred to in paragraph
24 (1) and which are in effect on the effective date of section
25 2 of this act shall remain in full force and effect until
26 revoked, vacated or modified under 48 Pa.C.S. Ch. 13.
27 Contracts, obligations and collective bargaining agreements
28 entered into under the statutory provisions referred to in
29 paragraph (1) are not affected nor impaired by the repeal of
30 the statutory provisions referred to in paragraph (1).

1 (3) Any difference in language between 48 Pa.C.S. Ch. 13
2 and the statutory provisions referred to in paragraph (1) is
3 intended only to conform to the style of the Pennsylvania
4 Consolidated Statutes and is not intended to change or affect
5 the legislative intent, judicial construction or
6 administration and implementation of the statutory provisions
7 referred to in paragraph (1).
8 Section 4. This act shall take effect in 60 days.