Pennsylvania HOA Laws: Boards, Records, Assessments and Rentals

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: https://www.generationadvisory.com/laws/pennsylvania-hoa-laws

Pennsylvania community associations follow uniform acts. The Uniform Planned Community Act covers most homeowner associations, and the Uniform Condominium Act covers condominiums.

Key points

- Most homeowner associations are governed by the Uniform Planned Community Act, and condominiums by the Uniform Condominium Act.
- Owners may examine association books and records at reasonable times, subject to limits for confidential items.
- Unpaid assessments and related charges become a lien on the owner's unit, which the association can enforce in court.

Pennsylvania at a glance

Rule	Pennsylvania	Law
Governing law	Most homeowner associations are governed by the Uniform Planned Community Act, and condominiums by the Uniform Condominium Act.	68 Pa.C.S. chapters 51 and 33
Owner access to records	Owners may examine association books and records at reasonable times, subject to limits for confidential items.	Uniform Planned Community Act
Assessments and liens	Unpaid assessments and related charges become a lien on the owner's unit, which the association can enforce in court.	Uniform Planned Community Act

Mistakes to avoid

- Holding board decisions without the notice owners are entitled to.
- Not keeping records ready for owner requests.
- Fining owners without the notice and hearing steps in the governing documents.
- Enforcing rental rules that are not in the recorded documents.

Verify current law

Laws named in this summary:

- 68 Pa.C.S. chapters 51 and 33
- Uniform Planned Community Act

Official sources:

- Pennsylvania General Assembly: Unconsolidated Statutes, Landlord and Tenant Act of 1951: https://www.legis.state.pa.us/WU01/LI/LI/US/HTM/1951/0/0020..HTM
- Pennsylvania General Assembly: Consolidated Statutes: https://www.palegis.us/statutes/consolidated
- Unified Judicial System of Pennsylvania: rules: https://www.pacourts.us/

> General information, not legal advice. Check current law and talk to a Pennsylvania attorney before you act. Last reviewed October 29, 2026.