

DANILO BURGOS, MEMBER
197TH LEGISLATIVE DISTRICT

106 IRVIS OFFICE BUILDING
P.O. BOX 202197
HARRISBURG, PENNSYLVANIA 17120-2197
(717) 772-2004
FAX: (717) 780-4784

635 WEST ERIE AVENUE
PHILADELPHIA, PENNSYLVANIA 19140
(215) 223-1890
FAX: (215) 223-1959



House of Representatives
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

COMMITTEES

CONSUMER PROTECTION, TECHNOLOGY &
UTILITIES, CHAIR
POLICY COMMITTEE

CAUCUSES

PHILADELPHIA HOUSE DELEGATION
WELCOMING PA CAUCUS, CO-CHAIR
ASIAN PACIFIC AMERICAN CAUCUS
CLIMATE CAUCUS
COMMUNITY COLLEGE CAUCUS
EMERGING TECHNOLOGIES CAUCUS
LGBTQ EQUALITY CAUCUS
OIL & GAS CAUCUS
PA COMMUNITY PHARMACY CAUCUS
PA LEGISLATIVE LATINO CAUCUS
PA SAFE CAUCUS
PENNSYLVANIA LEGISLATIVE BLACK CAUCUS
WOMEN'S HEALTH CAUCUS

House Consumer Protection, Technology and Utilities Committee

Voting Meeting

Agenda

December 16, 2025

10:00am

Room 523 Irvis Office Building

Call to Order – Chairman Burgos

Roll Call – Chair Burgos

HB 1191 (MATZIE)

- An Act amending Title 66 (Public Utilities) of the Pennsylvania Consolidated Statutes, in railroads, providing for prohibition on blocking of crossings, for limitation on length of freight or work trains, for authorization to monitor safety practices and operations by collective bargaining representatives, for safe staffing levels for trains or light engines, for wayside detector systems, for study of transportation of hazardous materials or waste and for reporting system for transportation of hazardous materials or waste; and imposing penalties.

HB 1522 (CEPEDA-FREYTIZ)

- An Act requiring the installation and maintenance of fuel gas detectors in certain buildings; providing for building owner responsibilities; and imposing penalties.

Amendment A02082 (BURGOS)

A02082 – Clarifies which standards are to be used for fuel gas detectors and for installation of the detectors and clarifies when fuel gas detectors must be installed.

Amendment A02095 (BURGOS)

A02095 – Clarifies who is responsible for enforcement of the act.

HR 372 (MATZIE)

- A Resolution recognizing December 2, 2025, as "World Nuclear Energy Day" in Pennsylvania.

Any Other Business

Adjournment

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1191 Session of 2025

INTRODUCED BY MATZIE, BURGOS, STEELE, DEASY, HILL-EVANS, MADDEN, GIRAL, McNEILL, PIELLI, FREEMAN, KENYATTA, VENKAT, SANCHEZ, HADDOCK, MALAGARI, RIVERA, DONAHUE, DAVIDSON, CIRESI, WARREN, SCHLOSSBERG AND SCHMITT, APRIL 15, 2025

REFERRED TO COMMITTEE ON CONSUMER PROTECTION, TECHNOLOGY AND UTILITIES, APRIL 15, 2025

AN ACT

1 Amending Title 66 (Public Utilities) of the Pennsylvania
2 Consolidated Statutes, in railroads, providing for
3 prohibition on blocking of crossings, for limitation on
4 length of freight or work trains, for authorization to
5 monitor safety practices and operations by collective
6 bargaining representatives, for safe staffing levels for
7 trains or light engines, for wayside detector systems, for
8 study of transportation of hazardous materials or waste and
9 for reporting system for transportation of hazardous
10 materials or waste; and imposing penalties.

11 The General Assembly of the Commonwealth of Pennsylvania
12 hereby enacts as follows:

13 Section 1. Title 66 of the Pennsylvania Consolidated
14 Statutes is amended by adding sections to read:

15 § 2710. Prohibition on blocking of crossings.

16 A railroad owner or operator may not allow for the blocking
17 of a railroad/highway grade crossing that results in the delay
18 of an emergency vehicle from assisting a person or property in
19 distress for more than five minutes. The commission shall assess
20 a civil penalty of \$10,000 for each violation of this section.

1 § 2711. Limitation on length of freight or work trains.

2 A railroad operating on a main track or branch line in this
3 Commonwealth may not run, or permit to be run, a freight or work
4 train which exceeds 8,500 feet in length on any part of the main
5 track or branch line.

6 § 2712. Authorization to monitor safety practices and
7 operations by collective bargaining representatives.

8 The collective bargaining representative for each craft of
9 railroad employee and the State director or representative for
10 each craft of railroad employee shall be permitted to monitor
11 the safety practices and operations of a railroad operating in
12 this Commonwealth. The collective bargaining representative or
13 State director or representative may accompany the commission
14 during an investigation or inspection of a railroad safety
15 matter. In monitoring the safety practices and operations of a
16 railroad under this section, the collective bargaining
17 representative or State director or representative may take
18 photographs and conduct an investigation on railroad property as
19 may be necessary for the purpose of ensuring compliance with
20 Federal or State laws and regulations, as well as take
21 photographs and conduct an investigation of a safety hazard that
22 may result in injury or death to a railroad employee. Any
23 information, data, evidence or photographs collected by the
24 monitoring of the safety practices and operations of a railroad
25 under this section may not be disseminated except in furtherance
26 of an official investigation related to a potential violation of
27 Federal or State laws and regulations. A railroad may not assert
28 that the collective bargaining representative or State director
29 or representative is trespassing on railroad property during an
30 investigation authorized under this section.

1 § 2713. Safe staffing levels for trains or light engines.

2 (a) Staffing levels.--A train or light engine used in
3 connection with the movement of freight in this Commonwealth
4 shall have a crew that consists of at least two individuals. A
5 superintendent, trainmaster or other employee of a railroad may
6 not order or otherwise require a train or light engine used in
7 connection with the movement of freight to be operated unless
8 the train or light engine has a crew that consists of at least
9 two individuals.

10 (b) Construction.--Subsection (a) shall not apply to a Class
11 II or III railroad as defined by the United States Surface
12 Transportation Board on the effective date of this subsection
13 and shall be construed to relate only to safety, including
14 ensuring that no train or light engine used in connection with
15 the movement of freight is left without a functional crew member
16 as a result of a medical emergency.

17 (c) Penalties.--The commission may assess a civil penalty
18 against a person who willfully violates subsection (a) in
19 accordance with the following:

20 (1) If, within three years of the violation, the
21 commission has not previously assessed a civil penalty
22 against the person under this subsection, the commission may
23 impose a civil penalty of not less than \$1,000, but not more
24 than \$5,000.

25 (2) If, within three years of the violation, the
26 commission has previously assessed one civil penalty against
27 the person under this subsection, the commission may impose a
28 civil penalty of not less than \$5,000, but not more than
29 \$10,000.

30 (3) If, within three years of the violation, the

1 commission has previously assessed two or more civil
2 penalties against the person under this subsection, the
3 commission may impose a civil penalty of not less than
4 \$10,000, but not more than \$25,000.

5 (d) Enforcement.--The Attorney General, upon the request of
6 the commission, shall bring a civil action to collect the
7 penalties specified under subsection (c). The State Treasurer
8 shall deposit all of the money collected from the civil
9 penalties imposed under this section into the General Fund.

10 (e) Definitions.--As used in this section, the term "train
11 or light engine used in connection with the movement of freight"
12 does not include hostler service or utility employees.

13 § 2714. Wayside detector systems.

14 (a) System requirements.--The commission, in consultation
15 with the department, shall work with a railroad operating in
16 this Commonwealth to certify that wayside detector systems are
17 located and functional on tracks where the railroad operates
18 that are classified as Class IV or greater by the Federal
19 Railroad Administration on the effective date of this
20 subsection. The railroad shall ensure that the following
21 requirements are met:

22 (1) The wayside detector systems shall be properly
23 installed, maintained, repaired and operational in accordance
24 with the guidelines issued by the United States Department of
25 Transportation and the Federal Railroad Administration.

26 (2) Any expired, nonworking or outdated wayside detector
27 system or its component parts shall be removed and replaced
28 with new parts or an entirely new wayside detector system.

29 (3) The distance between wayside detector systems shall
30 be appropriate, when accounting for the natural terrain

1 surrounding a track where the railroad operates and the
2 safety of the trains, rolling stock, on-track equipment,
3 their operators, their passengers and the persons and
4 property in the vicinity of the track, to provide an operator
5 of a train with sufficient time to do any of the following if
6 a defect is detected:

7 (i) Respond to an alert projected by a wayside
8 detector system.

9 (ii) Stop the train, rolling stock or on-track
10 equipment, if necessary.

11 (iii) Make necessary repairs or, if a repair is
12 impossible at the location, remove the component parts or
13 equipment that is defective.

14 (4) The railroad shall have defined, written standards
15 and training for railroad employees pertaining to wayside
16 detector system defect alerts, the course of action that
17 railroad employees are required to take to respond to the
18 alerts and appropriate monitoring and responses by the
19 railroad if railroad employees fail to take the required
20 course of action.

21 (b) Refusal to cooperate.--If a railroad refuses to work or
22 otherwise cooperate with the commission in good faith under
23 subsection (a), the commission shall investigate the railroad's
24 safety practices and standards in accordance with 49 CFR Pt. 212
25 (relating to State safety participation regulations). The
26 commission shall determine whether the railroad appears to be in
27 compliance with Federal railroad safety laws as defined in 49
28 CFR 209.3 (relating to definitions).

29 (c) Noncompliance.--If a railroad does not appear to be in
30 compliance with Federal railroad safety laws based on an

investigation conducted under subsection (b), no later than 60 days after the conclusion of the investigation, the commission shall make a report to the Federal Railroad Administration. The report shall detail the results of the investigation and recommend that the Federal Railroad Administration take enforcement action within the Federal Railroad Administration's authority against the railroad for the safety violations discovered through the investigation. The commission shall send a copy of the report to the following:

(1) The Governor.

(2) The President pro tempore of the Senate.

(3) The Minority Leader of the Senate.

(4) The Speaker of the House of Representatives.

(5) The Minority Leader of the House of Representatives.

(d) Notice of defects.--When a wayside detector system detects a defect in a passing train, rolling stock, on-track equipment or its component equipment and parts, if the message regarding the defect is not immediately sent to the operator of the train, rolling stock or on-track equipment, the person who receives the message shall immediately notify the operator of the train, rolling stock or on-track equipment of the defect. The commission shall ensure that the manner in which a wayside detector system message is sent and received complies with this subsection.

(e) Definitions.--As used in this section, the following words and phrases shall have the meanings given to them in this subsection unless the context clearly indicates otherwise:

"Defect." Any of the following:

(1) A hot wheel bearing.

(2) A hot wheel.

1 (3) A defective bearing that is detected through
2 acoustics.

3 (4) Dragging equipment.

4 (5) Excessive height or weight.

5 (6) A shifted load.

6 (7) A low hose.

7 (8) A rail temperature defect.

8 (9) A wheel condition defect.

9 "Department." The Department of Transportation of the
10 Commonwealth.

11 "Wayside detector system." An electronic device or a series
12 of connected devices that scan passing trains, rolling stock,
13 on-track equipment and their component equipment and parts for
14 defects.

15 § 2715. Study of transportation of hazardous materials or
16 waste.

17 (a) Examination of Federal and State laws.--The commission,
18 in consultation with the department, shall examine current
19 Federal and State laws regarding the following:

20 (1) The regulations and protocols pertaining to the
21 transportation of hazardous materials and hazardous waste by
22 railroads.

23 (2) The requirements pertaining to when, how and to whom
24 the transportation of hazardous materials and hazardous waste
25 by railroads shall be disclosed.

26 (b) Report.--The commission, in consultation with the
27 department, shall compile the information examined under
28 subsection (a) into a report. The report shall include
29 recommendations regarding the following:

30 (1) Methods to strengthen the Commonwealth's safety

1 requirements for the transportation of hazardous materials
2 and hazardous waste by railroads.

3 (2) Appropriate enhancements to current civil and
4 criminal penalties relating to the transportation of
5 hazardous materials and hazardous waste by railroads,
6 including penalties for the following:

7 (i) The mishandling of hazardous materials and
8 hazardous waste.

9 (ii) Failing to disclose or failing to meet all
10 disclosure requirements relating to the transportation of
11 hazardous materials and hazardous waste.

12 (c) Submission.--No later than 90 days after the effective
13 date of this subsection, the commission, in consultation with
14 the department, shall submit the report required under
15 subsection (b) to all of the following:

16 (1) The President pro tempore of the Senate.

17 (2) The Minority Leader of the Senate.

18 (3) The Speaker of the House of Representatives.

19 (4) The Minority Leader of the House of Representatives.

20 (d) Definitions.--As used in this section, the following
21 words and phrases shall have the meanings given to them in this
22 subsection unless the context clearly indicates otherwise:

23 "Department." The Department of Transportation of the
24 Commonwealth.

25 § 2716. Reporting system for transportation of hazardous
26 materials or waste.

27 The commission shall promulgate regulations to create a
28 reporting system for the transportation of hazardous materials
29 and waste by railroads within this Commonwealth. The information
30 contained in the reporting system shall not be made public or

1 otherwise be accessible under the act of February 14, 2008
2 (P.L.6, No.3), known as the Right-to-Know Law, but the
3 commission shall make the information available via a secure
4 online database accessible only to the Federal Emergency
5 Management Agency, the Pennsylvania Emergency Management Agency
6 and county emergency management agencies.

7 Section 2. This act shall take effect in 180 days.

HOUSE OF REPRESENTATIVES

DEMOCRATIC COMMITTEE BILL ANALYSIS

Bill No:	HB1191 PN1340	Prepared By:	Sean Gatten (717) 783-0250,6255
Committee:	Consumer Protection & Utilities	Executive Director:	Timothy Scott
Sponsor:	Matzie, Robert		
Date:	7/10/2025		

A. Brief Concept

Addresses the standards, oversight, and maintenance of wayside detector systems, provides for additional oversight of railroad company safety compliance, provides for a reporting mechanism if railroad companies are deemed out of compliance with federal regulations, establishes minimum safe staffing requirements, creates a reporting system for the transportation of hazardous materials and waste, and restricts unsafe train length.

C. Analysis of the Bill

This bill amends Chapter 27 of Title 66 by adding the following:

Prohibition on blocking of crossings.

Prohibits a train from blocking a crossing for emergency vehicles for longer than 5 minutes. Imposes a penalty of \$10,000 for each violation.

Limitation on length of train.

Limits train length to 8,500 feet.

Authorization to monitor safety practices and operations by collective bargaining representatives.

Clarifies in law that a collective bargaining representative from each craft and the State director or representative for each craft may accompany the PUC on an inspection of a railroad safety matter.

Permits the collective bargaining representative or State director or representative to take photos that may be necessary for the purpose of ensuring compliance with federal or state laws.

Prohibits the dissemination of any information, data, evidence or photographs except in furtherance of an official investigation.

Prohibits a railroad from asserting that a collective bargaining representative or State director or representative is trespassing during an investigation under this section.

Safe staffing levels of trains and light engines.

Requires that a train or light engine must be crewed by at least two individuals.

Prohibits a superintendent, trainmaster or other employee of a railroad to order or require operation of a train without a crew of at least two people.

Class II or III railroads, as defined by the United States Surface Transportation Board on the effective date of HB 1191, are not subject to the safe staffing level requirements.

Imposes civil penalties for a violation of this section from \$1,000 to \$5,000 for the first offense within a three-year period. For a second offense the penalty within a three-year period rises to

\$5,000 to \$10,000. For subsequent violations within a three-year period, the penalty rises to \$10,000 to \$25,000.

Wayside Detector Systems

Requires the PUC to consult with the PennDOT to certify wayside detector systems are properly located and functional.

Requires the replacement of any nonworking or outdated wayside detector systems or component parts.

Requires wayside detector systems to be placed at appropriate intervals to:

- Respond to an alert projected by the wayside detector system;
- Stop the train, rolling stock or on-track equipment, if necessary; and
- Make necessary repairs or remove the equipment if necessary.

If the PUC finds a railroad to be in noncompliance with Federal railway safety laws, a report shall be made to the Federal Railway Administration. Additionally, the PUC shall send a copy of the report to the:

- Governor
- President pro tempore of the Senate
- The Minority Leader of the Senate
- The Speaker of the House of Representatives
- The Minority Leader of the House of Representatives

If a wayside detector does not immediately notify the operator of a train, the person who receives the notification shall immediately notify the operator of the train in a manner prescribed by the PUC and PennDOT.

Study of transportation of hazardous materials or waste

The PUC, in consultation with PennDOT, shall examine current Federal and State laws regarding the transportation of hazardous materials and waste and to whom this transportation shall be disclosed.

A report shall be compiled with recommendations regarding:

- Methods to strengthen the Commonwealth's safety requirements for the transportation of hazardous materials and waste;
- Appropriate enhancements to current civil and criminal penalties relating to the transportation of hazardous materials and waste, including the mishandling of hazardous materials and waste and failure to make disclosures.

This report shall be submitted within 90 days to:

- President pro tempore of the Senate
- The Minority Leader of the Senate
- The Speaker of the House of Representatives
- The Minority Leader of the House of Representatives

Reporting system for transportation of hazardous materials and waste

The PUC shall promulgate regulations to create a reporting system for the transportation of hazardous materials and waste across the Commonwealth.

The information collected in this reporting system shall not be made public, but shall be made available to FEMA, PEMA and county emergency management agencies for the purpose of responding to emergencies.

Effective Date:

This act shall take effect in 180 days.

G. Relevant Existing Laws

Chapter 27 of Title 66 (Railroads) regulates rail crossings in Pennsylvania.

49 CFR Chapter II authorizes the Federal Railway Administration in the US Department of Transportation.

49 CFR Pt. 212 permits states to participate in safety inspections of railroads.

E. Prior Session (Previous Bill Numbers & House/Senate Votes)

This bill was introduced during the 2023-2024 Legislative Session as HB 1028 (Matzie). HB 1028 was referred to the House Consumer Protection, Technology & Utilities committee and was voted out of committee 19-2. HB 1028 was amended on the on the floor and passed on final passage in the House by a vote of 141-62, was then referred to the Senate Consumer Protection and Professional Licensure committee and received no further action.

This document is a summary of proposed legislation and is prepared only as general information for use by the Democratic Members and Staff of the Pennsylvania House of Representatives. The document does not represent the legislative intent of the Pennsylvania House of Representatives and may not be utilized as such.

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE RESOLUTION

No. 372 Session of
2025

INTRODUCED BY MATZIE, MEHAFFIE, STAMBAUGH, BRENNAN, PIELLI,
HARKINS, GIRAL, FIEDLER, HILL-EVANS, VENKAT, KHAN, HADDOCK,
SANCHEZ, NEILSON, RIVERA AND ZIMMERMAN, NOVEMBER 20, 2025

REFERRED TO COMMITTEE ON CONSUMER PROTECTION, TECHNOLOGY AND
UTILITIES, DECEMBER 3, 2025

A RESOLUTION

1 Recognizing December 2, 2025, as "World Nuclear Energy Day" in
2 Pennsylvania.

3 WHEREAS, On December 2, 1942, Enrico Fermi and his team
4 achieved a historic milestone by demonstrating the first self-
5 sustaining, controlled nuclear chain reaction in the world at
6 Chicago Pile-1; and

7 WHEREAS, On December 2, 1957, the Shippingport Atomic Power
8 Station in Beaver County began operating as the first commercial
9 nuclear power plant in the world dedicated exclusively to
10 peaceful applications; and

11 WHEREAS, Nuclear energy produces nearly 20% of the
12 electricity generated in the United States; and

13 WHEREAS, Nuclear energy produces nearly 50% of the carbon-
14 free electricity generated in the United States; and

15 WHEREAS, The nuclear sector of the United States directly
16 employs nearly 70,000 people in high-quality jobs that last for
17 decades; and

WHEREAS, This sector is responsible for more than 250,000 secondary jobs; and

WHEREAS, For every 100 nuclear power plant jobs, another 66 jobs are created in local communities; and

WHEREAS, Nuclear energy plays a key role in the national security of the United States; and

WHEREAS, The United States Navy, the largest nuclear-powered navy in the world, is supported by the commercial nuclear energy industry and a shared nuclear supply chain; and

WHEREAS, Advanced nuclear technologies are vital to powering space exploration; and

WHEREAS, Nuclear energy promotes grid security and reliability as one of the least expensive sources of baseload power generation worldwide; and

WHEREAS, Nuclear power plants are largely resilient to adverse weather events, providing electricity 24 hours a day, 7 days a week, 365 days a year to distressed areas when other sources of electricity shut down; and

WHEREAS, Nuclear energy contributes an estimated \$60 billion per year to the gross domestic product of the United States; and

WHEREAS, Pennsylvania is the second largest producer of nuclear energy in the United States, behind only the State of Illinois; and

WHEREAS, There are more nuclear operators in this Commonwealth than in any other state; and

WHEREAS, These nuclear operators include Constellation, Talen and Vistra; and

WHEREAS, Nuclear energy comprises 30% of all electricity generated in this Commonwealth; and

WHEREAS, Clean energy production by nuclear plants in this

1 Commonwealth prevents more than 37 million metric tons of CO2
2 emissions annually; and

3 WHEREAS, Currently eight reactors operating at four sites in
4 this Commonwealth provide nearly 9,500 megawatts of emission-
5 free, clean electricity; and

6 WHEREAS, These sites are Beaver Valley Power Station,
7 Limerick Generating Station, Peach Bottom Atomic Power Station
8 and Susquehanna Nuclear Plant; and

9 WHEREAS, The Crane Clean Energy Center (formerly TMI Unit 1)
10 is set to resume operations by 2027, adding an additional 837
11 megawatts of energy to the PJM electric grid; and

12 WHEREAS, Nuclear energy contributes approximately \$2 billion
13 to our State gross domestic product; and

14 WHEREAS, Pennsylvania's nuclear energy plants provide
15 approximately 15,900 in-State, full-time jobs, both direct and
16 secondary; and

17 WHEREAS, Pennsylvania's nuclear energy plants generate
18 approximately \$70 million in net State tax revenue; and

19 WHEREAS, A strong civilian nuclear sector is essential to
20 United States leadership in global energy diplomacy, allowing
21 our nation to influence and promote the peaceful use of nuclear
22 technologies; and

23 WHEREAS, The United States collaborates with other countries
24 to develop new and innovative opportunities for nuclear
25 technologies; and

26 WHEREAS, The House of Representatives celebrates the
27 contributions of nuclear energy in advancing clean, reliable and
28 sustainable power generation worldwide; and

29 WHEREAS, The House of Representatives honors the scientists,
30 engineers and innovators who have worked toward harnessing the

1 potential of nuclear technology for the betterment of humanity;
2 and

3 WHEREAS, The House of Representatives commends the global
4 community for its commitment to the safe and responsible
5 utilization of nuclear energy; and

6 WHEREAS, The House of Representatives encourages continued
7 cooperation domestically and abroad in research, development and
8 implementation of nuclear energy technologies; therefore be it

9 RESOLVED, That the House of Representatives recognize
10 December 2, 2025, as "World Nuclear Energy Day" in Pennsylvania.

HOUSE OF REPRESENTATIVES

DEMOCRATIC COMMITTEE BILL ANALYSIS

Bill No:	HR0372 PN2661	Prepared By:	Timothy Scott
Committee:	Consumer Protection & Utilities		(717) 783-0250,6451
Sponsor:	Matzie, Robert	Executive Director:	Timothy Scott
Date:	12/3/2025		

A. Brief Concept

Recognizes December 2, 2025 as "World Nuclear Energy Day" in Pennsylvania.

C. Analysis of the Bill

This resolution honors the anniversary of the first human-made, self-sustaining, controlled nuclear reaction, initiated by Nobel Prize-winning scientist Enrico Fermi on December 2, 1942, and calls on the House of Representatives to recognize this day moving forward as "World Nuclear Energy Day" in Pennsylvania.

Effective Date:

Immediately.

G. Relevant Existing Laws

None.

E. Prior Session (Previous Bill Numbers & House/Senate Votes).

None.

This document is a summary of proposed legislation and is prepared only as general information for use by the Democratic Members and Staff of the Pennsylvania House of Representatives. The document does not represent the legislative intent of the Pennsylvania House of Representatives and may not be utilized as such.

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1522 Session of
2025

INTRODUCED BY CEPEDA-FREYTIZ, SANCHEZ, HARKINS, OTTEN, RIVERA
AND HADDOCK, MAY 29, 2025

REFERRED TO COMMITTEE ON CONSUMER PROTECTION, TECHNOLOGY AND
UTILITIES, MAY 30, 2025

AN ACT

1 Requiring the installation and maintenance of fuel gas detectors
2 in certain buildings; providing for building owner
3 responsibilities; and imposing penalties.

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

6 Section 1. Short title.

7 This act shall be known and may be cited as the Fuel Gas
8 Detector Act.

9 Section 2. Definitions.

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

13 "Commercial building." A building used for a business
14 activity, office, manufacturing, public accommodation, storage,
15 warehousing or other nonresidential purpose. The term includes a
16 factory and other building used for an industrial purpose.

17 "Dwelling." A building that contains one or more dwelling
18 units that are or will be rented, leased, let or hired out for

1 living purposes.

2 "Fuel gas detector." A device that:

3 (1) is battery-powered or plugged into an electrical
4 outlet or hardwired;

5 (2) incorporates a sensor control component and an alarm
6 notification that detects elevations in propane, natural gas
7 or any liquefied petroleum gas;

8 (3) sounds a warning alarm; and

9 (4) is approved or listed for the purpose specified by a
10 nationally recognized independent testing laboratory.

11 "Residential building." A dwelling, single-family home,
12 multifamily home, a mixed-use building that contains a dwelling,
13 manufactured home, dormitory or other residential structure
14 affiliated with an institution of higher learning, hotel, motel,
15 inn, hospital, medical facility that houses patients or other
16 residential structure.

17 Section 3. Residential buildings.

18 An owner of a residential building shall install, or cause to
19 be installed, in accordance with the manufacturer's
20 requirements, at least one fuel gas detector in any room
21 containing an appliance that combusts propane, natural gas or
22 liquefied petroleum gas in a residential building.

23 Section 4. Commercial buildings.

24 The owner of a commercial building shall install, or cause to
25 be installed, in accordance with the manufacturer's
26 requirements, fuel gas detectors in any room that contains an
27 appliance that combusts propane, natural gas or liquefied
28 petroleum gas, or in other areas that could be susceptible to a
29 propane, natural gas or liquefied petroleum gas leak.

30 Section 5. Dwellings.

1 The following requirements apply to a dwelling:

2 (1) At the time of each occupancy, the landlord shall
3 provide fuel gas detectors in accordance with section 3, if
4 fuel gas detectors are not already present. Each fuel gas
5 detector must be in working condition. After notification in
6 writing by the tenant of any deficiency in a fuel gas
7 detector, the landlord shall repair or replace the fuel gas
8 detector. If the landlord did not know and had not been
9 notified of the need to repair or replace a fuel gas
10 detector, the landlord's failure to repair or replace the
11 fuel gas detector may not be considered evidence of
12 negligence in a subsequent civil action arising from death,
13 property loss or personal injury.

14 (2) The tenant shall keep the fuel gas detector
15 connected to the electrical service in the building or, if
16 battery-operated, keep charged batteries in the fuel gas
17 detector, and shall test the fuel gas detector periodically
18 and refrain from disabling the fuel gas detector.

19 Section 6. Municipal enforcement.

20 A municipality shall enforce this act, have the right to
21 inspect buildings and levy penalties for violations of this act.

22 Section 7. Transfer of building.

23 (a) Duties.--A person who, after January 1, 2027, acquires
24 by sale or exchange a residential building shall install fuel
25 gas detectors in accordance with section 3 in the acquired
26 building within 30 days of acquisition or occupancy of the
27 building, whichever is later. If fuel gas detectors in
28 accordance with section 3 are not already present, the person
29 acquiring the building shall certify at the closing of the
30 transaction that fuel gas detectors will be installed. A fuel

1 gas detector must be installed in accordance with the
2 manufacturer's requirements at the time of installation in each
3 area containing an appliance fueled by propane, natural gas or
4 liquefied petroleum gas.

5 (b) Liability.--A person may not have a claim for relief
6 against a property owner, a property purchaser, an authorized
7 agent of a property owner or purchaser, a person in possession
8 of real property, a closing agent or a lender for any damages
9 resulting from the operation, maintenance or effectiveness of a
10 fuel gas detector. Violation of this subsection does not create
11 a defect in title.

12 Section 8. Civil penalties.

13 A person who violates this act shall be subject to a civil
14 fine of not more than \$500 for each violation. The municipality
15 in which the violation occurred may impose the fine and may
16 waive the penalty upon satisfactory proof that the violation was
17 corrected within 10 days of notice of the violation.

18 Section 9. Liability.

19 An owner required to comply with section 3 or 5 is not
20 subject to liability under law of this Commonwealth if the
21 owner:

22 (1) has conducted an inspection of the required fuel gas
23 detectors immediately after installation; and

24 (2) has reinspected the fuel gas detectors prior to
25 occupancy by each new tenant, unless the owner was given at
26 least 24 hours' actual notice of a defect or failure of the
27 fuel gas detector to operate properly and failed to take
28 action to correct the defect or failure.

29 Section 10. Noninterference.

30 A person may not knowingly interfere with or make inoperative

1 a fuel gas detector required by this act, except an owner or the
2 agent of an owner of a residential building may temporarily
3 disconnect a fuel gas detector in a dwelling or common area for
4 construction or a rehabilitation activity when the activity is
5 likely to activate the fuel gas detector or make it inactive.

6 The fuel gas detector must be immediately reconnected at the
7 cessation of construction or rehabilitation activities each day,
8 regardless of the intent to return to construction or
9 rehabilitation activities on succeeding days.

10 Section 11. Effective date.

11 This act shall take effect in 120 days.

HOUSE OF REPRESENTATIVES

DEMOCRATIC COMMITTEE BILL ANALYSIS

Bill No:	HB1522 PN1781	Prepared By:	Tim Scott (717) 783-0250, 6451
Committee:	Consumer Protection & Utilities	Executive Director:	Tim Scott
Sponsor:	Cepeda-Freytiz, Johnny		
Date:	8/7/2025		

A. Brief Concept

The act mandates the installation and maintenance of fuel gas detectors in specific residential and commercial buildings.

C. Analysis of the Bill

Key Definitions

Fuel Gas Detector: A device that detects elevated levels of propane, natural gas, or liquefied petroleum gas and sounds an alarm. It can be battery-powered, plugged into an electrical outlet, or hardwired. The device must be approved by a nationally recognized independent testing laboratory.

Residential Building: Includes single-family homes, multifamily homes, dwellings, dormitories, hotels, motels, and hospitals.

Commercial Building: Any building used for business, office, manufacturing, or other nonresidential purposes, including factories and warehouses.

Installation Requirements

Residential Buildings: An owner must install at least one fuel gas detector in any room that contains an appliance combusting propane, natural gas, or liquefied petroleum gas.

Commercial Buildings: An owner is required to install detectors in any room with an appliance that combusts these gases or in other areas susceptible to a gas leak.

Responsibilities in Dwellings (Rental Units)

Landlord: At the start of each tenancy, the landlord must provide working fuel gas detectors if they are not already present. If a tenant provides written notice of a detector deficiency, the landlord must repair or replace it. A landlord's failure to repair a detector cannot be used as evidence of negligence in a civil action if they were not notified of the issue.

Tenant: The tenant must keep the detector connected to electrical service or, if battery-operated, ensure the batteries are charged. Tenants are also required to test the detector periodically and are prohibited from disabling it.

Enforcement and Penalties

Municipalities are responsible for enforcing the act, including conducting inspections and levying penalties.

A person who violates the act faces a civil fine of up to \$500 for each violation. A municipality may waive the penalty if the violation is corrected within 10 days of notice.

Liability and Property Transfers

Liability: An owner is not subject to liability if they inspected the detectors immediately after installation and before occupancy by each new tenant, unless they were notified of a defect and failed to correct it. The act also states that a person may not have a claim for relief against a

property owner, purchaser, agent, or lender for damages resulting from the operation or effectiveness of a fuel gas detector.

Transfer of Buildings: After January 1, 2027, anyone who acquires a residential building must install the required detectors within 30 days of acquisition or occupancy, whichever is later. The buyer must certify at closing that detectors will be installed if they are not already present.

Non-Interference

A person is not allowed to knowingly interfere with or disable a fuel gas detector. An exception is made for temporary disconnection during construction or rehabilitation, but the detector must be reconnected at the end of work each day.

Effective Date:

The act is set to take effect 120 days after its passage.

G. Relevant Existing Laws

Several existing Pennsylvania laws and regulations create a framework that would affect House Bill 1522, the Fuel Gas Detector Act. These laws concern building codes, fire safety, landlord-tenant responsibilities, and specific regulations for smoke and carbon monoxide detectors.

Building and Fire Safety Codes Pennsylvania's construction is governed by the **Uniform Construction Code (UCC)**, which adopts various international codes. This means that new construction and major renovations must already comply with a host of safety standards. Specifically, Pennsylvania has adopted the 2018 International Fire Code and the 2018 International Fuel Gas Code. These codes include provisions for fire safety systems and the safe installation of gas appliances.

The UCC has been amended by state laws over the years. For example, Act 1 of 2011 repealed the requirement for automatic sprinklers in one- and two-family homes. The Department of Health also has a role in reviewing construction drawings for healthcare facilities to ensure compliance with the Life Safety Code from the National Fire Protection Association.

Existing Detector Requirements While there is no statewide law mandating fuel gas detectors, there are laws for other types of detectors that set a precedent for this type of legislation:

Smoke Detectors: State regulations require at least one operable automatic smoke detector on each floor of a community home for individuals with an intellectual disability, including the basement and attic. These detectors must also be located within 15 feet of each bedroom door. In some cases, interconnected smoke detectors are required. Local ordinances can also impose stricter requirements. For instance, the City of Lancaster requires 10-year sealed lithium battery-powered smoke alarms in existing dwellings and hardwired, interconnected alarms when a renovation exposes the building's structure.

Carbon Monoxide (CO) Detectors: In 2013, a law was passed requiring carbon monoxide alarms in multi-family dwellings with a fossil fuel-burning heater or appliance, a fireplace, or an attached garage. The state building code also requires CO detectors in newly constructed homes with similar features.

Landlord-Tenant Laws. The Pennsylvania Landlord and Tenant Act of 1951 is the primary law governing the relationship between landlords and tenants. A key component of this relationship is the "implied warranty of habitability". This legal principle requires landlords to provide and maintain a safe and sanitary property with essential services like heat and water.

This existing law would likely support the responsibilities outlined in House Bill 1522 for landlords to install and maintain fuel gas detectors. Landlords are already required to make

repairs to ensure a property is habitable, with emergency repairs needing to be addressed within 24 to 48 hours.

Gas Safety Regulations. The Pennsylvania Public Utility Commission (PUC) is responsible for enforcing safety standards for the transportation of natural gas and other gases by pipeline. While this is more focused on the supply side, it demonstrates a state interest in gas safety.

Safety recommendations for consumers regarding propane use. These include what to do in case of a gas leak and a recommendation to consider installing propane gas detectors. The **Pennsylvania Propane Gas Association** also provides safety information to consumers.

Statement from PUC Chairman DeFrank. At a public meeting on September 11th, the PUC approved UGI's recent rate case. Chairmand DeFrank's remarks included a statement about the pilot program UGI will implement as part of the rate case settlement on methane gas detectors.

On October 9th, the PUC approved PGW's rate case which included in their settlement an agreement from PGW to study the rollout of gas detectors. There weren't any statements issued on this one but here is an excerpt from the settlement document that provides some detail:

The settlement included an agreement from PGW to research the use of Smart Remote Methane Detectors (SRMD) and present a comprehensive report within one year. The report will address ten specific topics, including: (1) costs per methane detector device; (2) costs per AMI meter with smart compatible technology; (3) incremental total cost per customer/meter; (4) determination of what type of network solution is feasible for the utilization of SRMDs with PGW's system, including consideration of AMI meter technology, cellular, and other wireless network technology (such as LoRaWAN); (5) labor cost of SRMD deployment; (6) recurring costs of SRMDs; (7) other technology considerations; (8) technology research updates for meters, software, and communication technology; (9) lifespan of the technology and smart devices; and (10) any other relevant information.

PGW further agreed to convene a meeting to discuss the report with the signatories to the Settlement within two months of issuing the report.

E. Prior Session (Previous Bill Numbers & House/Senate Votes)

None.

This document is a summary of proposed legislation and is prepared only as general information for use by the Democratic Members and Staff of the Pennsylvania House of Representatives. The document does not represent the legislative intent of the Pennsylvania House of Representatives and may not be utilized as such.

LEGISLATIVE REFERENCE BUREAU

AMENDMENTS TO HOUSE BILL NO. 1522

Sponsor:

Printer's No. 1781

1 Amend Bill, page 2, lines 9 and 10, by striking out all of
2 said lines and inserting

3 (4) meets Underwriters Laboratories Standard 1484 or
4 2075, as applicable, as the standards are published as of the
5 effective date of this paragraph.

6 Amend Bill, page 2, lines 18 through 22, by striking out all
7 of said lines and inserting

8 In accordance with section 7, the owner of a single-family or
9 multifamily home shall install, upon the transfer of property or
10 change of occupancy, at least one fuel gas detector in any room
11 containing an appliance that combusts propane, natural gas or
12 liquefied petroleum gas if fuel gas detectors are not already
13 present. An owner of any other residential buildings, with the
14 exception of dwellings under section 5, shall install fuel gas
15 detectors in accordance with this act. A fuel gas detector shall
16 be installed in accordance with the manufacturer's requirements
17 and the National Fire Protection Association 715 Standard, as
18 that standard is published as of the effective date of this
19 section.

20 Amend Bill, page 2, line 26, by striking out the comma after
21 "requirements" and inserting

22 and the National Fire Protection Association 715 Standard,
23 as that standard is published as of the effective date of this
24 section,

25 Amend Bill, page 2, line 29, by inserting after "leak"
26 , if fuel gas detectors are not already present

27 Amend Bill, page 3, lines 23 and 24, by striking out "A
28 person who, after January 1, 2027, acquires by sale or exchange
29 a residential building" and inserting

30 An owner of a residential building

1 Amend Bill, page 3, line 27, by inserting after "later"
2 , if fuel gas detectors are not already present
3 Amend Bill, page 4, line 2, by inserting after "requirements"
4 and National Fire Protection Association 715 Standard, as
5 that standard is published as of the effective date of this
6 section,
7 Amend Bill, page 5, line 1, by inserting a period after "act"
8 Amend Bill, page 5, lines 1 through 9, by striking out "
9 except an owner or the" in line 1 and all of lines 2 through 9
10 Amend Bill, page 5, line 11, by striking out "in 120 days"
11 and inserting
12 January 1, 2027

LEGISLATIVE REFERENCE BUREAU

AMENDMENTS TO HOUSE BILL NO. 1522

Sponsor:

Printer's No. 1781

1 Amend Bill, page 3, lines 19 through 21, by striking out all

2 of said lines and inserting

3 Section 6. Municipal enforcement and liability.

4 If a municipality has elected to enforce the act of November

5 10, 1999 (P.L.491, No.45), known as the Pennsylvania

6 Construction Code Act, the municipality shall enforce this act.

7 The municipality shall have the right to inspect buildings and

8 levy penalties for violations of this act. If a municipality has

9 not elected to enforce the Pennsylvania Construction Code Act,

10 the Department of Labor and Industry shall enforce this act. A

11 person shall not have a claim for relief against a municipality

12 that enforces this act in good faith.

13 Amend Bill, page 4, line 5, by striking out "may" and

14 inserting

15 does