

City of Philadelphia



(Bill No. 050743)

AN ORDINANCE

Amending Title 4, Subcode “PM,” The Philadelphia Property Maintenance Code, to add requirements for the owners of one-family or two-family rental properties to have a local agent when the owner resides outside of the City limits; all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

Section 1. Title 4 of The Philadelphia Code is amended to read as follows:

Title 4. THE PHILADELPHIA BUILDING CONSTRUCTION
AND OCCUPANCY CODE

* * *

CHAPTER 4-200. TEXT OF SUBCODES

SUBCODE “PM” (THE PHILADELPHIA PROPERTY MAINTENANCE CODE)

CHAPTER 1 ADMINISTRATION

* * *

SECTION PM-102.0 LICENSING

* * *

PM-102.6.5 Agent: The owner of a *one-family, two-family or multiple-family* dwelling, rooming house, dormitory or hotel shall designate a managing agent to receive service of notices, orders, or summonses issued by the Department. To qualify for such designations, an agent shall be a natural person over the age of eighteen years and shall reside within the City or customarily and regularly attend a business office maintained within the City. An owner or corporate principal who meets such qualifications shall be authorized to serve as the managing agent. If anyone located in Philadelphia other than the owner collects rent on the owner’s behalf that person shall qualify as and be designated as the managing agent.

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Italics Indicate matter added

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on November 1, 2007. The Bill was Signed by the Mayor on November 15, 2007.



Patricia Rafferty
Chief Clerk of the City Council