



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

BILL NO. 250064

Introduced February 6, 2025

Councilmember Young

**Referred to the
Committee on Public Health and Human Services**

AN ORDINANCE

Amending Chapter 6-800 of The Philadelphia Code, entitled “Lead Paint Disclosure and Certification,” to clarify the deadline for filing certain actions, all under certain terms and conditions

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 6 of The Philadelphia Code is hereby amended to read as follows:

TITLE 6. HEALTH CODE

* * *

CHAPTER 6-800. LEAD PAINT DISCLOSURE AND CERTIFICATION

* * *

§ 6-809. Remedies.

* * *

(3) Where a lessor does not comply with any provision of Section 6-803, the lessee shall be entitled to bring an action in a court of competent jurisdiction *prior to the expiration or termination of the lease*, and a prevailing lessee shall be entitled to the following remedies:

(a) an order requiring the lessor to provide the required certification and the performance of the necessary work to make the property lead safe;

(b) damages for any harm caused by the failure to provide the certification;

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- (c) exemplary damages of up to two thousand dollars (\$2,000);
- (d) abatement and refund of rent for any period in which the lessee occupies the property without a required certification having been provided; and
- (e) attorney's fees and costs.

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SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.