

City of Philadelphia



Council of the City of Philadelphia
Office of the Chief Clerk
Room 402, City Hall
Philadelphia

(Resolution No. 090858)

RESOLUTION

Authorizing Council's Committee on Licenses and Inspections and Committee on Housing, Neighborhood Development and the Homeless to conduct an investigation of the best practices for demolition, cleaning, maintenance, and resale of vacant properties in a timely manner, so that homeowners can more easily purchase vacant properties in their neighborhoods.

WHEREAS, Section PM-306.6 of The Philadelphia Property Maintenance Code mandates that if owners of vacant property do not correct unsafe conditions in accordance with City orders the Department of Licenses and Inspections, "is authorized to correct the conditions or demolish the building with its own forces or by contract and charge the costs thereof to the owner and with the approval of the Law Department, collect costs, including administrative costs by lien or otherwise"; and

WHEREAS, Neighbors interested in purchasing vacant land adjacent to their property are having difficulty because of existing title defects, which the City is not currently acting to correct upon the taking of vacant land; and

WHEREAS, The Pennsylvania Abandoned and Blighted Property Conservation Act gives neighboring businesses or residents the right to file a petition with the local county court for conservatorship of the property in order to encourage people with a stake in the parcel or neighborhood to ensure its rehabilitation. Untimely demolition and cleaning of the property provides a disincentive to applying the right to conservatorship; and

WHEREAS, Safety concerns for neighbors of vacant property make it critical that such an investigation take place so that the City will be able to demolish buildings and maintain vacant lots more efficiently; now therefore,

City of Philadelphia

RESOLUTION NO. 090858 continued

BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That it hereby authorizes the Council's Committee on Licenses and Inspections and Committee on Housing, Neighborhood Development and the Homeless to conduct an investigation of the best practices for demolition, cleaning, maintenance, and resale of vacant properties in a timely manner, so that homeowners can more easily purchase vacant properties in their neighborhoods.

City of Philadelphia

RESOLUTION NO. 090858 continued

City of Philadelphia

RESOLUTION NO. 090858 continued

CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the nineteenth of November, 2009.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Michael A. Decker
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmembers Jones, Blackwell, Green and Sanchez

Sponsored by: Councilmembers Jones, Blackwell, Green, Sanchez, Greenlee,
Council President Verna, Councilmembers Goode, Tasco and
Rizzo