



# City of Philadelphia

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

## **BILL NO. 110084 (As Amended, 2/23/11)**

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**Introduced February 10, 2011**

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**Councilmembers Clarke and Sanchez**

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**Referred to the  
Committee on Licenses and Inspections**

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### **AN ORDINANCE**

Amending Chapter 1, Subcode "PM" (The Philadelphia Property Maintenance Code) and Chapter 4-200.0, Subcode "A" (The Philadelphia Administrative Code) of Title 4 of The Philadelphia Code, by amending Section PM-102.0, entitled "Licensing," to provide for exemptions for certain vacant property uses; and by amending Section A-906 of Subcode "A," entitled "Property Maintenance Code Fees," to reduce the license fees charged to own a vacant lot, vacant building or vacant wharf; all under certain terms and conditions.

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. Subcode "PM" of Title 4 of The Philadelphia Code is hereby amended to read as follows:

#### CHAPTER 1 ADMINISTRATION

\* \* \*

#### SECTION PM-102.0 LICENSING

\* \* \*

PM-102.4.2 Contiguous Lots: Contiguous vacant lots shall be exempt from separate licensing when either of the following conditions exist:

1. Vacant lots are contiguous to and in common ownership with a vacant lot licensed in accordance with this Section. This provision shall include building

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lots in common ownership with an approved subdivision provided that a license is obtained for the subdivision tract.

2. Vacant lots contiguous to or separated by a driveway from a building where there is common ownership of the lot and the building. *This exemption includes a contiguous lot owned and maintained by the abutting property owner as a side yard.*

## PM-102.4.3 Exemptions:

(a) A person who takes ownership of a property pursuant to an Abatement Agreement under the Emergency Nuisance Abatement Program, set forth at Section PM-309.0, shall be exempt from the foregoing license and bond requirements for a period of two years after taking ownership of the property.

(b) *A lot that is continuously maintained as a garden shall be exempt from the foregoing license requirements.*

\* \* \*

SECTION 2. Chapter 4-200.0 of The Philadelphia Code is hereby amended to read as follows:

## CHAPTER 4-200.0 TEXT OF SUBCODES

### SUBCODE "A" (THE PHILADELPHIA ADMINISTRATIVE CODE)

\* \* \*

#### Section A-906 Property Maintenance Code Fees

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A-906.3 Vacant property license: The annual license fee to own a vacant lot, vacant building or vacant wharf, pier or dock shall be [~~\$750.00~~] *\$300.00*.

SECTION 3. This Ordinance shall be effective for calendar year 2011 and thereafter.

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**Explanation:**

[Brackets] indicate matter deleted.  
*Italics* indicate new matter added.

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