



City of Philadelphia

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

RESOLUTION NO. 250167

Introduced February 27, 2025

Councilmember O'Rourke

RESOLUTION

Recognizing inadequate heating standards in rental housing across Philadelphia and emphasizing the need to efficiently and comprehensively address heating issues throughout the City.

WHEREAS, On December 1st, 2024 the City of Philadelphia declared its first “Code Blue” of the 2024-2025 Winter season, recognizing that frigid temperatures create hazardous living conditions; and

WHEREAS, Heating within homes provides refuge from the harsh weather and temperatures that are common during winter months; and

WHEREAS, Philadelphia is home to hundreds of thousands of rental properties, all ranging in quality of utility services provided by landlords; and

WHEREAS, Title 4, Section PM-602 HEATING FACILITIES of The Philadelphia Code outlines requirements for the provision of heat within rental properties; and

WHEREAS, Under The Code, dwellings must be provided with heating facilities capable of maintaining a room temperature of 68° Fahrenheit in all habitable rooms from October 1st through April 30th of each year, as well as during the months of May or September when the outside temperature falls below 60° Fahrenheit; and

WHEREAS, The City of Philadelphia recommends that those who are experiencing issues with heating within their home contact Philadelphia’s public service system 311, at which point the concern is forwarded to the Department of Licensing and Inspections for additional investigation; and

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WHEREAS, The Department of Licenses and Inspections will respond within 1-3 business days and investigate the complaint. If the investigation concludes in finding that the property does not provide adequate heat, the Department will give the landlord 10 days to fix the issue; and

WHEREAS, The Department of License and Inspections will investigate the matter on the behalf of the tenant without functioning heat. If tenant complaints are validated, The Department of License and Inspections is authorized to issue a cease-and-desist order to the landlord of the property; and

WHEREAS, As of December 25th 2024 over 100 properties in Philadelphia were under active investigation by the License and Inspection Department's list for outstanding violations labeling them as Unsafe and Imminently Dangerous (ID) properties; and

WHEREAS, Cold temperatures create hazardous living conditions, and landlords should be held accountable when they create hazardous living conditions within their properties by not providing adequate heating infrastructure; and

WHEREAS, Black and Brown tenants are more at risk to reside within energy inefficient properties and struggle with adequate heating, and those with underlying health conditions are at higher risk of death due to extreme cold; and

WHEREAS, To prevent future deaths, both the City and Philadelphia landlords must make home heating issues a priority, ensuring that all residents of Philadelphia can live comfortably in their homes; now, therefore, be it

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That we hereby recognize inadequate heating standards in rental housing across Philadelphia and emphasize the need to efficiently and comprehensively address heating issues throughout the City.