

City of Philadelphia



(Bill No. 260203)

AN ORDINANCE

Amending Subcode “A” (The Philadelphia Administrative Code) of Title 4 of The Philadelphia Code (The Building, Construction and Occupancy Code), by adding and revising Zoning Board of Adjustment fees and provisions regarding hearing scheduling, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Subcode “A” of Title 4 of The Philadelphia Code is amended to read as follows:

SUBCODE “A” (THE PHILADELPHIA ADMINISTRATIVE CODE)

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CHAPTER 9 FEES

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SECTION A-901 GENERAL

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A-901.15 License and permit fee revisions: The Department, by regulations effective on or after July 1, 2018, is authorized to revise the fees established in Sections A-902 through A-907 of this Chapter, *excluding Section A-907.1.2 regarding Zoning Board of Adjustment fees*, or adopt fees not otherwise provided for in such Sections, based upon the costs to administer and enforce the applicable programs and services; provided that no fee shall be increased to an amount higher than the fee as it existed on July 1, 2017, multiplied by the CPI Multiplier, as defined in Section 9-102 of the Code; and further provided that for fees established in this Code after July 1, 2017, the fee shall not be increased to an amount higher than the fee on the date that it was established, multiplied by the CPI Multiplier, using as the base figure for purposes of determining the CPI Multiplier the most recently published CPI-U as of July 1 of the year the fee was established.

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SECTION A-907 ZONING FEES

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A-907.1.2 Zoning Board of Adjustment fees: The fees for matters that are taken before the Board pursuant to Section 14-303 and regulations promulgated thereto shall be as follows:

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1. For properties containing an existing one- or two-family dwelling only, \$125
2. For any property not included in subsection 1, [\$300] \$811
3. For each accelerated hearing before the Board, in addition to the fee specified in 1 or 2 above [\$750] \$995
4. Fees under 1, 2, and 3, above are per property.
5. For any affordable housing project, as defined in Section A-106, fees shall not exceed \$125 *per property* and the accelerated hearings fees set forth in subsection A-907.1.2.3 shall be waived.
6. The maximum accelerated hearing fee for simultaneous hearings resulting from multiple permit applications shall be [two thousand two hundred fifty dollars (\$2,250)] *two thousand nine hundred eighty-five dollars (\$2,985)*, provided that the accelerated fee for any application for an affordable housing project shall be zero dollars (\$0).
7. An accelerated hearing shall be scheduled by the Zoning Board at the first available date *as determined by the Zoning Board*.
8. To request a Zoning Board of Adjustment administrative review, as provided by Zoning Board regulations [\$200] \$265
9. For a reposting of notices of Zoning Board of Adjustment hearings [\$65] \$177
10. *To stay issuance of a final disposition by the Zoning Board while the applicant pursues an amendment of the subject zoning application. . . . \$151*
11. *Zoning Board of Adjustment fee revisions: The Zoning Board of Adjustment, by regulations effective on or after July 1, 2026, is authorized to revise the fees established in this Section A-907.1.2, based upon the costs to administer the applicable hearings and services; provided that no fee shall be increased to an amount higher than the fee as it existed on July 1, 2026, multiplied by the CPI Multiplier, as defined in Section 9-102 of The Code; and further provided that for fees established in this Code after July 1, 2026, the fee shall not be increased to an amount higher than the fee on the date that it was established, multiplied by the CPI Multiplier, using as the base figure for purposes of determining the CPI Multiplier the most recently published CPI-U as of July 1 of the year the fee was established.*

A schedule of all current fees for matters that are taken before the Zoning Board of Adjustment shall be maintained on the Board's website.

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SECTION 2. This Ordinance shall be effective July 1, 2026.

Explanation:

[Brackets] indicate matter deleted.

Italics indicate new matter added.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 11, 2026. The Bill was Signed by the Mayor on June 11, 2026.

A handwritten signature in black ink, reading "Elizabeth McCollum". The signature is fluid and cursive, with the first name "Elizabeth" and last name "McCollum" clearly distinguishable.

Elizabeth McCollum
Chief Clerk of the City Council