



City of Philadelphia

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

BILL NO. 170854

Introduced October 5, 2017

Councilmembers Jones, Parker and Gym

**Referred to the
Committee on Law and Government**

AN ORDINANCE

Amending Section 9-804 of The Philadelphia Code, entitled "Unfair Rental Practices," to require good cause for certain residential evictions and to provide for a first option for existing tenants to renew a lease, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Section 9-804 of The Philadelphia Code is hereby amended to read as follows:

§ 9-804. Unfair Rental Practices.

* * *

(12) No landlord shall evict a residential tenant upon expiration of a lease unless the landlord has good cause for the eviction and provides the tenant with notice pursuant to subparagraph (c), below.

(a) Good cause shall include, but is not limited to, failure to comply with a material provision of the lease or with reasonable rules established for the premises by the landlord.

(b) Good cause shall not include a proposed rent increase or other proposed changes to the terms of the lease unless the tenant has been given the option of accepting that proposed rent increase or changes to the lease and has declined the option.

City of Philadelphia

BILL NO. 170854 continued

(.1) The option shall be included in the notice required by subsection (11)(a), or, if no notice is required by subsection (11)(a), in a notice provided to the tenant that comports with subsection (11)(a). The tenant shall be deemed to have declined the option if the tenant does not accept the option within twenty (20) days from provision of that notice.

(.2) The option shall be offered regardless whether the landlord is renovating the premises and regardless whether the tenant will have to vacate the premises during such renovations.

(c) A landlord who has good cause to evict a tenant shall notify the tenant of the basis for such good cause no later than thirty (30) days prior to the expiration of the lease or thirty (30) days prior to the date of eviction.

(d) A tenant shall have the right to challenge the determination of good cause by filing a complaint with the Fair Housing Commission, with notice to the landlord, within thirty (30) days of the receipt of notice of good cause. The Commission, after investigation and hearing, as it deems appropriate, shall, as promptly as practicable, issue such order as it deems appropriate.

[(12)] (13) * * *

[(13)] (14) * * *

Explanation:

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