



# City of Philadelphia

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

**BILL NO. 070222**

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**Introduced March 29, 2007**

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**Councilmember Greenlee**

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

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## **AN ORDINANCE**

Amending Title 21 of The Philadelphia Code, entitled "Miscellaneous," by adding a new Chapter providing for notice requirements whenever any deed, mortgage, lien or other legal instrument connected with real property is presented for recording, all under certain terms and conditions.

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

SECTION 1. Title 21 of The Philadelphia Code is hereby amended to read as follows:

### TITLE 21. MISCELLANEOUS.

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#### *CHAPTER 21-1700. RECORDING OF DOCUMENTS.*

*§ 21-1701. Purpose. The purpose of this Chapter is to prevent the fraudulent transfer of real property and the recording of fraudulent deeds, mortgages, liens or other legal instruments against real property, without the knowledge of the record owner, by requiring that, upon the presentation for recording of any deed, mortgage, lien or other legal instrument connected with real property, the Department of Records provide written notice of such presentation to the record property owner; publish such notice on the City's official website; and arrange for publication of such notice in a newspaper of general circulation in the City.*

*§21-1702. Definitions.*

*(1) Department. The Department of Records;*

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*(2) Document. A deed, mortgage, lien or other legal instrument.*

§ 21-1703. Notice. *The Department shall comply with the following requirements whenever any document connected with real property is presented to the Department for recording:*

*(1) Within three (3) days of the presentation of the document for recording, the Department shall send, by first class mail, written notice of such presentation to the record property owner;*

*(2) Within three (3) days of the presentation of the document for recording, the Department shall publish notice of such presentation on the City's official website, in a searchable format, for a period of thirty (30) days; and*

*(3) Within three (3) days of the presentation of the document for recording, the Department shall arrange for the publication of notice of such presentation for a period of three (3) consecutive days in a newspaper of general circulation in the City.*

*All notices required under this Section shall include information regarding action that may be taken by the record property owner, if the property owner has no knowledge of the document, and such other information as the Department deems appropriate.*

SECTION 2. This Ordinance shall become effective 60 days after enactment.

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**Explanation:**

*Italics indicate new matter added.*