



City of Philadelphia

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

BILL NO. 020408

Introduced June 6, 2002

Councilmember Nutter

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

AN ORDINANCE

Amending The Philadelphia Code by adding requirements applicable to landlords who rent to students in Educational Housing Districts and to the colleges and universities attended by such students and by making technical changes, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 9 of The Philadelphia Code is amended to read as follows:

TITLE 9. REGULATION OF BUSINESSES, TRADES AND PROFESSIONS

* * *

CHAPTER [9-2400] 2800. UNIVERSITIES, *LANDLORDS* AND STUDENTS

* * *

§9-[2401] 2801 Definitions. The terms “Educational Housing District” and “Student” shall have the meanings as defined under Chapter 10-1800. *The term “adult supervisor” shall mean a person of at least 21 years of age.*

* * *

§9-[2402] 2802 * * *

§9-[2403] 2803 * * *

§9-[2404] 2804 * * *

§9-[2405] 2805 * * *

§9-2806. *Student Supervision Requirement.*

City of Philadelphia

BILL NO. 020408 continued

(1) *No landlord may permit more than six students to live in any residential building located in an Educational Housing District unless the landlord enters into a master lease with a college or university pursuant to which the college or university leases from the landlord all units occupied by students who attend such college or university and the students sublease the units from the college or university.*

(2) *If any college or university enters into a master lease in connection with a residential building in an Educational Housing District, the college or university must:*

(a) *provide living space within the building to an adult supervisor for the first six students living in such building and living space for an additional adult supervisor for every twelve additional students living in the building above the initial six students;*

(b) *impose on such adult supervisor the responsibilities that a resident advisor or other similar person has in the on-campus student dormitories of such university or college;*

(c) *apply the provisions of its student code of conduct and student disciplinary policy to all student conduct at such building as if the building were an on-campus dormitory; and*

(d) *provide to the Police Department by the start of classes of the fall semester, trimester or quarter of each school year a security plan for the area in and around the building.*

Explanation:

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