



City of Philadelphia

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

BILL NO. 250044

Introduced January 30, 2025

Councilmember Landau

**Referred to the
Committee on Housing, Neighborhood Development and The Homeless**

AN ORDINANCE

Amending Chapter 9-800 of The Philadelphia Code, entitled “Landlord and Tenant,” to establish requirements related to security deposits for residential rentals and establishing remedies for violations, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Chapter 9-800 of The Philadelphia Code is hereby amended as follows:

CHAPTER 9-800. LANDLORD AND TENANT

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§ 9-802. Definitions.

* * *

(5) Unfair Rental Practice. Any act in violation of Section 9-804 or Section 9-809.

(6) *Security Deposit. Money or other consideration provided by a tenant to a landlord to be held for the payment, if necessary, of damage to the leasehold premises and/or default in rent.*

* * *

§ 9-804. Unfair Rental Practices.

* * *

(4) *Security deposits.*

City of Philadelphia

BILL NO. 250044 continued

(a) *No owner, landlord, agent or other person operating or managing any premises shall charge or otherwise accept a security deposit that exceeds the amounts permitted under 68 P.S. § 250.511a.*

(b) *An owner, landlord, agent or other person operating or managing any premises shall offer a tenant or prospective tenant the option to pay the security deposit and, consistent with the tenant or prospective tenant's choice, shall accept such payment either: (i) as a lump sum; or (ii) in installments of at least four (4) equal payments due no more regularly than once a month. The total amount charged for a security deposit shall be the same, regardless of whether the security deposit is paid as a lump sum or in installments.*

(c) *No owner, landlord, agent or other person operating or managing any premises shall unlawfully retain any security deposit, however styled in a lease.*

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(15) *In an action before a court of competent jurisdiction, a person aggrieved by a violation of Subsection (4) (Security deposits) shall be entitled to actual damages or, in the alternative, if the person aggrieved elects before judgment is rendered, statutory damages equivalent to the value of one month of rent. In addition, the court may award such person reasonable attorney's fees and costs.*

SECTION 2. This Ordinance shall be effective immediately and shall apply to any residential lease that is executed or renewed after it is adopted into law.

Explanation:

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