

City of Philadelphia



(Bill No. 180367)

AN ORDINANCE

Amending Chapter 16-400 of The Philadelphia Code, entitled “Vacant and Surplus Properties,” to allow property dispositions by the Philadelphia Land Bank; all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Chapter 16-400 of The Philadelphia Code is hereby amended to read as follows:

CHAPTER 16-400. Vacant and Surplus Properties.

* * *

§ 16-404. The Vacant Property Review Committee.

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(6) The Vacant Property Review Committee shall, in cooperation with the City Planning Commission, determine the conditions of title to be incorporated into the deed for each property to be disposed of pursuant to the provisions of this Chapter. Failure of compliance with said conditions will cause title to the property to revert to the ownership of the City of Philadelphia, [or] the Redevelopment Authority of the City of Philadelphia, *or the Philadelphia Land Bank* automatically, without any conveyance thereof being required, upon notice that such failure exists and no attempt is made to remedy such failure. Such conditions shall include, but not necessarily be limited to, the following:

(a) The property shall be developed and used in accordance with the Comprehensive Land Use Plan of the City of Philadelphia.

(b) The property shall be rehabilitated and/or improved and said rehabilitation and/or improvement is to be completed within one year of acquisition of title, unless practical cause is shown why the time for completion should be extended, provided that no extension of time shall be for more than six (6) months, except with further approval of the Vacant Property Review Committee.

City of Philadelphia

BILL NO. 180367 continued

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(c) An irrevocable power of attorney, subject to an interest, shall be included in each deed of conveyance appointing the grantor as true and lawful attorney of the grantee to enter into and take possession of said property, with other necessary provisions, in the event of a failure by the grantee to comply with any term and condition established.

§ 16-405. Transfer of Title.

(1) The Commissioner of Public Property is hereby authorized to transfer title to any property or ground to which he has accepted title under the provisions and conditions of this Chapter or any surplus property or ground made available for distribution in accordance with the terms of this Chapter to the Redevelopment Authority of the City of Philadelphia *or the Philadelphia Land Bank*, with or without consideration. The Commissioner of Public Property shall execute and deliver to the Redevelopment Authority *or the Philadelphia Land Bank* deeds conveying fee simple title to City-owned property for the purpose of rehabilitation and use in accordance with the Comprehensive Land Use Plan of the City of Philadelphia providing the [Redevelopment Authority] *conveying agency* shall reimburse the City, upon sale of the property so conveyed, to the extent of the net proceeds thereof and that the property or ground so transferred shall be held by the [Redevelopment Authority] *conveying agency* for a period not to exceed three (3) years after which time it shall be transferred back to the City if the Vacant Property Review Committee determines that the property or ground can be used to further accomplish the provisions of this Chapter.

§ 16-406. Disposition by Redevelopment Authority.

(1) Disposition of all such properties by the Redevelopment Authority must be by ordinance or resolution approved by the Council of the City of Philadelphia.

(2) All properties sold or transferred by the Redevelopment Authority pursuant to this Chapter shall be for development and use in accordance with the Comprehensive Land Use Plan of the City of Philadelphia.

(a) The Commissioner of Public Property is further authorized to include such additional terms and conditions in the deeds of conveyance to the Redevelopment Authority as he deems necessary or desirable to effectuate the purposes of this Chapter.

(3) Property acquired by the Redevelopment Authority pursuant to Section 16-404(5) hereof, within a redevelopment area, shall be disposed of under a redevelopment agreement in accordance with provisions of the Urban Redevelopment Law, Act of May 24, 1945, as amended.

§ 16-407. Disposition by the Philadelphia Land Bank.

City of Philadelphia

BILL NO. 180367 continued

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Dispositions of all such properties by the Philadelphia Land bank shall be in accordance with Chapter 16-700 of the Philadelphia Code.

SECTION 2. This Ordinance shall take effect immediately.

Explanation:

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

City of Philadelphia

BILL NO. 180367 continued

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 21, 2018. The Bill was Signed by the Mayor on August 22, 2018.



Michael A. Decker
Chief Clerk of the City Council