

Legislation Details (With Text)

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On agenda: **Final action:**

Title: Amending Chapter 9 of Subcode A of Title 4 of The Philadelphia Code (The Philadelphia Administrative Code), entitled "Fees," to further provide for administrative fees in connection with accelerated review of various permit applications; and to establish a special surcharge in connection with such accelerated reviews; all under terms and conditions.

Sponsors: Councilmember Quiñones Sánchez

Indexes: FEES

Code sections:

Attachments: 1. Bill No. 19013300.pdf

Date	Ver.	Action By	Action	Result	Tally
6/11/2019	0	Committee on Licenses and Inspections			
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2/28/2019	0	CITY COUNCIL			

Amending Chapter 9 of Subcode A of Title 4 of The Philadelphia Code (The Philadelphia Administrative Code), entitled "Fees," to further provide for administrative fees in connection with accelerated review of various permit applications; and to establish a special surcharge in connection with such accelerated reviews; all under terms and conditions.

WHEREAS, the Department of Licenses and Inspection endeavors to conduct review of all zoning, building, electrical, plumbing and other permit applications within a reasonable period of time;

WHEREAS, for the past five years, all such reviews generally have been completed well within state-mandated deadlines;

WHEREAS, for a variety of reasons, some permit applicants have consistently sought plan review within a shorter time frame than generally available ("accelerated review");

WHEREAS, the City and its Department of Licenses and Inspections have long considered it desirable, for the promotion of commerce and other reasons, to provide a mechanism to allow for, in limited circumstances, such accelerated review;

WHEREAS, if City charges for providing such accelerated review do not significantly exceed City

charges for review within the ordinary timeframe, there is no disincentive to seeking accelerated review and the resources devoted to such accelerated review become overwhelmed, leading to longer wait times for accelerated review;

WHEREAS, accelerated review presents additional costs above the City’s costs for ordinary review, for which the City can seek cost-based recovery in the form of additional fees; and

WHEREAS, higher fees based on cost recovery for accelerated review is not sufficient, on its own, to disincentivize overuse of the accelerated review system, such that pressure on the system is increasing the wait times for accelerated review, which reduces the value of accelerated review; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Chapter 9 of Subcode A of Title 4 of The Philadelphia Code is hereby amended to read as follows:

TITLE 4. THE PHILADELPHIA BUILDING
CONSTRUCTION AND OCCUPANCY CODE

* * *

SUBCODE "A" (THE PHILADELPHIA ADMINISTRATIVE CODE)

* * *

CHAPTER 9
FEES AND OTHER CHARGES

SECTION A-901 GENERAL

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A-901.10 Accelerated plan review: The department is authorized to provide accelerated review of plans associated with the issuance of any permit required under Title 4 or 14 of this Code. The fees *and charges* for this service shall be in addition to any permit fee *otherwise* set forth in this Chapter, [. The fee shall be paid at the time an accelerated review is requested, and is not refundable. The fees for accelerated reviews shall be established by the department by regulation] and *shall be* published in appropriate schedules.

A-901.10.1 Additional accelerated plan review fee: The additional cost-based fee for accelerated review shall be \$350 per application, or such other amount as may be established by the department by regulation in an amount not to exceed the costs to administer and provide accelerated review services.

A-901.10.1.1 The accelerated review fee shall be paid at the time the application is submitted and is non-refundable.

A-901.10.1.2 There shall be no additional cost-based fee for accelerated review of a plumbing, electrical, mechanical or fire suppression system permit application that is requested at the same time as accelerated review of a building permit application for the same project.

A-901.10.2 Accelerated plan review surcharges.

A-901.10.2.1 A surcharge of 60 cents per square foot shall be added for accelerated review in connection with a building permit application.

A-901.10.2.2 A surcharge of \$700 per permit application shall be added for accelerated review in connection with all other permit applications, including for each zoning, electrical, plumbing, mechanical, fire suppression system, total demolition and signage permit application.

A-901.10.2.3 There shall be no surcharge for accelerated review of a plumbing, electrical, mechanical or fire suppression permit application that is requested at the same time as accelerated review of a building permit application for the same project.

A-901.10.2.4 Such surcharges shall be payable prior to receipt of the permit(s) and are in addition to any cost-based fee charged pursuant to subsection A-901.10.1 or another provision of the Code.

A-901.10.2.5 Disputes concerning payment or the amount of any surcharge pursuant to this subsection A-901.10.2 shall be governed by Chapter 19-1700 (“Review, Refunds and Compromises”).

[A-901.10.1] *A-901.10.3 Accelerated zoning plan review: Upon payment of the fee, the department shall complete its plan review of any zoning application that is subject to civic design review under § 14-304(5) and issue a decision no later than ten business days after submission of a complete application, absent an emergency that would prevent such completion.*

SECTION 2. Department of Licenses and Inspections Regulation A-901.10(R) is hereby superseded upon the effective date of this Ordinance.

SECTION 3. This Ordinance shall take effect July 1, 2019.

Explanation:

[Brackets] indicate matter deleted.

Italics indicate new matter added.

