



# City of Philadelphia

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

## Legislation Details (With Text)

**File #:** 000404      **Version:** 1      **Name:**

**Type:** Bill      **Status:** ENACTED

**File created:** 6/1/2000      **In control:** Committee on Licenses and Inspections

**On agenda:**      **Final action:** 10/12/2000

**Title:** Amending Subcode "PM" of Title 4 of The Philadelphia Code, entitled "The Philadelphia Property Maintenance Code," by amending Section PM-306.0, which requires owners of vacant buildings to prevent unauthorized entry to the building by securing or sealing doors, windows, or other entrances and openings to the building, by providing that a separate penalty may be imposed for each such entrance or opening that the owner has failed to secure after notice has been issued; all under certain terms and conditions.

**Sponsors:** Councilmember DiCicco, Councilmember Clarke, Councilmember Kenney, Councilmember Nutter

**Indexes:** VACANT PROPERTY

**Code sections:** PM-306.0 - VACANT PREMISES, Title 4 - THE PHILADELPHIA BUILDING CONSTRUCTION AND OCCUPANCY CODE

**Attachments:** 1. CertifiedCopy00040401.pdf

Date	Ver.	Action By	Action	Result	Tally
10/31/2000	1	MAYOR	SIGNED		
10/12/2000	1	CITY COUNCIL	READ		
10/12/2000	1	CITY COUNCIL	PASSED	Pass	16:0
10/5/2000	1	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL		
10/5/2000	1	CITY COUNCIL	ORDERED PLACED ON THIS DAY'S FIRST READING CALENDAR		
10/5/2000	1	CITY COUNCIL	ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
10/3/2000	0	Committee on Licenses and Inspections	AMENDED		
10/3/2000	0	Committee on Licenses and Inspections	HEARING HELD		
10/3/2000	1	Committee on Licenses and Inspections	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED		
6/1/2000	0	CITY COUNCIL	Referred		
6/1/2000	0	CITY COUNCIL	Introduced	Pass	

Amending Subcode "PM" of Title 4 of The Philadelphia Code, entitled "The Philadelphia Property Maintenance Code," by amending Section PM-306.0, which requires owners of vacant buildings to prevent unauthorized entry to the building by securing or sealing doors, windows, or other entrances and openings to the building, by providing that a separate penalty may be imposed for each such entrance or opening that the owner has failed to secure after notice has been issued; all under certain terms and conditions.

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

SECTION 1. Subcode “PM” of Title 4 of The Philadelphia Code is hereby amended to read as follows:

SUBCODE “PM” (THE PHILADELPHIA PROPERTY MAINTENANCE CODE)

\* \* \*

CHAPTER 3 GENERAL PROPERTY AND STRUCTURAL MAINTENANCE

\* \* \*

SECTION PM-306.0 VACANT PREMISES

\* \* \*

PM-306.2 Responsibility: The owner of any vacant building shall keep all doors, windows and openings from the roof or other areas in good repair. Where such doors or windows or entrance to openings are readily accessible to trespassers, they shall be kept securely locked, fastened or otherwise secured. The owner shall take any other measures prescribed by the Department to prevent unauthorized entry to the premises by closing all openings with materials approved by the Department. A vacant building, which is not secured against entry shall be deemed unsafe within the meaning of Section PM-307.0.

PM-306.3 Notice: Where the Department determines that any vacant building is unsafe, a written notice of that determination shall be given to the registered owner together with an appropriate order to comply with this code, and a copy shall be posted in a conspicuous place on the premises. *Such written notice shall indicate the number of doors, windows or other entrances or openings to the building that the owner has failed to secure or seal in violation of PM-306.2.*

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PM-306.5 Penalties: If the owner does not comply with the notice or fails to correct the conditions specified in the Department's notice within the required period of time, the owner shall be subject to penalties set forth in the administrative code, *provided that it shall be a separate offense, for which a separate fine may be imposed, for the owner to fail to secure or seal each separate door, window or other entrance or opening enumerated in the written notice required by PM-306.3. As provided in A-601.2, each day that each such separate offense continues after issuance of a notice or order shall also be deemed a separate offense for which a separate fine may be imposed.*

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**Explanation:**

*Italics* indicate new matter added.