

## Legislation Details (With Text)

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**File #:** 050743      **Version:** 0      **Name:**

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

**File created:** 9/15/2005      **In control:** Committee on Licenses and Inspections

**On agenda:**      **Final action:** 11/1/2007

**Title:** Amending Title 4, Subcode "PM," The Philadelphia Property Maintenance Code, to add requirements for the owners of one-family or two-family rental properties to have a local agent when the owner resides outside of the City limits; all under certain terms and conditions.

**Sponsors:** Councilmember Krajewski, Councilmember Krajewski, Councilmember Kenney, Councilmember Kenney, Councilmember DiCicco, Councilmember DiCicco

**Indexes:** LICENSES

**Code sections:** PM-102.0 - LICENSING, PM-102.6.5 - Agent, Title 4 - THE PHILADELPHIA BUILDING CONSTRUCTION AND OCCUPANCY CODE

**Attachments:** 1. CertifiedCopy05074300.pdf

Date	Ver.	Action By	Action	Result	Tally
11/15/2007	0	MAYOR	SIGNED		
11/1/2007	0	CITY COUNCIL	READ		
11/1/2007	0	CITY COUNCIL	PASSED	Pass	17:0
10/25/2007	0	CITY COUNCIL	ORDERED PLACED ON THIS DAY'S FIRST READING CALENDAR		
10/25/2007	0	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL	Pass	
10/25/2007	0	CITY COUNCIL	ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
10/23/2007	0	Committee on Licenses and Inspections	HEARING NOTICES SENT		
10/23/2007	0	Committee on Licenses and Inspections	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED		
10/23/2007	0	Committee on Licenses and Inspections	HEARING HELD		
9/15/2005	0	CITY COUNCIL	Referred		
9/15/2005	0	CITY COUNCIL	Introduced	Pass	

Amending Title 4, Subcode "PM," The Philadelphia Property Maintenance Code, to add requirements for the owners of one-family or two-family rental properties to have a local agent when the owner resides outside of the City limits; all under certain terms and conditions.

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

Section 1. Title 4 of The Philadelphia Code is amended to read as follows:

**Title 4. THE PHILADELPHIA BUILDING CONSTRUCTION  
AND OCCUPANCY CODE**

\* \* \*

CHAPTER 4-200. TEXT OF SUBCODES

SUBCODE “PM” (THE PHILADELPHIA PROPERTY MAINTENANCE CODE)

CHAPTER 1 ADMINISTRATION

\* \* \*

SECTION PM-102.0 LICENSING

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PM-102.6.5 Agent: The owner of a *one-family, two-family or* multiple-family dwelling, rooming house, dormitory or hotel shall designate a managing agent to receive service of notices, orders, or summonses issued by the Department. To qualify for such designations, an agent shall be a natural person over the age of eighteen years and shall reside within the City or customarily and regularly attend a business office maintained within the City. An owner or corporate principal who meets such qualifications shall be authorized to serve as the managing agent. If anyone located in Philadelphia other than the owner collects rent on the owner’s behalf that person shall qualify as and be designated as the managing agent.

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*Italics* Indicate matter added