



City of Philadelphia

City Council
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Legislation Details (With Text)

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File created: 11/20/2014 **In control:** Committee on Licenses and Inspections

On agenda: **Final action:** 12/11/2014

Title: Amending Chapter 9-3900 of The Philadelphia Code, entitled "Property Licenses and Owner Accountability," as it is amended by Bill No. 140892, by requiring the seller of a property that must be licensed under that Chapter to provide written notice to the buyer concerning the property license and other requirements of that Chapter and the property maintenance requirements of the Philadelphia Property Maintenance Code; all under certain terms and conditions.

Sponsors: Councilmember Henon

Indexes: PROPERTY LICENSES AND OWNER ACCOUNTABILITY

Code sections: 9-3900 - Property Licenses and Owner Accountability

Attachments: 1. CertifiedCopy14093901.pdf

Date	Ver.	Action By	Action	Result	Tally
1/15/2015	1	MAYOR	SIGNED		
12/11/2014	0	CITY COUNCIL	READ AND PASSED	Pass	17:0
12/4/2014	1	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL	Pass	
12/4/2014	1	CITY COUNCIL	ORDERED PLACED ON THIS DAY'S FIRST READING CALENDAR		
12/4/2014	1	CITY COUNCIL	READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
12/3/2014	0	Committee on Licenses and Inspections	HEARING NOTICES SENT		
12/3/2014	0	Committee on Licenses and Inspections	HEARING HELD		
12/3/2014	0	Committee on Licenses and Inspections	AMENDED		
12/3/2014	1	Committee on Licenses and Inspections	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED		
11/20/2014	0	CITY COUNCIL	Introduced and Referred	Pass	

Amending Chapter 9-3900 of The Philadelphia Code, entitled "Property Licenses and Owner Accountability," as it is amended by Bill No. 140892, by requiring the seller of a property that must be licensed under that Chapter to provide written notice to the buyer concerning the property license and other requirements of that Chapter and the property maintenance requirements of the Philadelphia Property Maintenance Code; all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Chapter 9-3900 of The Philadelphia Code, entitled "Property Licenses and Owner Accountability," as it is amended by Bill No. 140892, is further amended to read as follows:

CHAPTER 9-3900. PROPERTY LICENSES AND OWNER ACCOUNTABILITY.

* * *

§9-3908. Notification of License Obligation.

(1) Notification of License Obligation.

(a) Whenever the City issues a certificate to an owner indicating the zoning classification and the legality of the existing use of a property to be sold, as required by the act of November 28, 1973 (P.L. 348, No. 121), as amended (21 P.S. §613), such certificate shall include a summary of the license and owner accountability responsibility requirements of this Chapter and the property maintenance requirements of Title 4, Subcode PM (the Philadelphia Property Maintenance Code). Such summary shall contain, at minimum, the following information:

(i) an explanation of the property license requirements, including the following statement: "No person shall collect rent with respect to any property without first obtaining a license pursuant to Chapter 9-3900 of The Philadelphia Code";

(ii) an explanation of how an owner can obtain a copy of the Philadelphia Property Maintenance Code; and

(iii) the following statement: "Failure of the buyer to obtain a property license, if required by Chapter 9-3900 of The Philadelphia Code, within ten (10) days after the transfer of ownership shall constitute a violation of The Philadelphia Code and may result in fines and penalties."

SECTION 2. This Ordinance shall take effect upon the effective date of Bill No. 140892.

Explanation:

Italics indicate new matter added.