



Legislation Details (With Text)

File #: 160249 **Version:** 0 **Name:**

Type: Bill **Status:** ENACTED

File created: 3/31/2016 **In control:** Committee on Licenses and Inspections

On agenda: **Final action:** 6/16/2016

Title: Amending Section 9-3908 of The Philadelphia Code, entitled "Notification of License Obligation," by adding a requirement for the City to provide an explanation of the license requirements for vacant properties, all under certain terms and conditions.

Sponsors: Councilmember Henon, Councilmember Taubenberger

Indexes: LICENSES, VACANT PROPERTY

Code sections: 9-3908 - Notification of License Obligation

Attachments: 1. CertifiedCopy16024900.pdf

Date	Ver.	Action By	Action	Result	Tally
6/28/2016	0	MAYOR	SIGNED		
6/16/2016	0	CITY COUNCIL	READ AND PASSED	Pass	17:0
6/9/2016	0	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL	Pass	
6/9/2016	0	CITY COUNCIL	ORDERED PLACED ON THIS DAY'S FIRST READING CALENDAR		
6/9/2016	0	CITY COUNCIL	READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
6/6/2016	0	Committee on Licenses and Inspections	HEARING NOTICES SENT		
6/6/2016	0	Committee on Licenses and Inspections	HEARING HELD		
6/6/2016	0	Committee on Licenses and Inspections	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED		
3/31/2016	0	CITY COUNCIL	Introduced and Referred	Pass	

Amending Section 9-3908 of The Philadelphia Code, entitled "Notification of License Obligation," by adding a requirement for the City to provide an explanation of the license requirements for vacant properties, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Section 9-3908 of The Philadelphia Code is hereby amended to read as follows:

§ 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 the license requirements applicable to vacant lots, structures and waterfront structures, including the following statement: "The owner of a vacant lot, structure or waterfront structure is required to obtain a license pursuant to Chapter 9-3900 of The Philadelphia Code."*

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

[(iii)] (iv) 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."

Explanation:

[Brackets] indicate matter deleted.

Italics indicate new matter added.