

Legislation Details (With Text)

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On agenda: **Final action:** 12/8/2016

Title: Amending Chapter 16-400 of The Philadelphia Code, entitled "Vacant and Surplus Properties," by incorporating an irrevocable power of attorney in all deeds; under certain terms and conditions.

Sponsors: Council President Clarke, Councilmember Henon

Indexes: VACANT PROPERTY

Code sections: 16-400 - Vacant and Surplus Properties

Attachments: 1. CertifiedCopy16086701.pdf

Date	Ver.	Action By	Action	Result	Tally
12/20/2016	1	MAYOR	SIGNED		
12/8/2016	1	CITY COUNCIL	READ AND PASSED	Pass	16:0
12/1/2016	1	CITY COUNCIL	ORDERED PLACED ON THIS DAY'S FIRST READING CALENDAR		
12/1/2016	1	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL	Pass	
12/1/2016	1	CITY COUNCIL	READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
11/29/2016	0	Committee on Public Property and Public Works	HEARING NOTICES SENT		
11/29/2016	0	Committee on Public Property and Public Works	HEARING HELD		
11/29/2016	0	Committee on Public Property and Public Works	AMENDED		
11/29/2016	1	Committee on Public Property and Public Works	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED		
10/6/2016	0	CITY COUNCIL	Introduced and Referred	Pass	

Amending Chapter 16-400 of The Philadelphia Code, entitled "Vacant and Surplus Properties," by incorporating an irrevocable power of attorney in all deeds; under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 14 of The Philadelphia Code is hereby amended as follows:

* * *

CHAPTER 14-600 VACANT AND SURPLUS PROPERTIES.

* * *

§ 16-404. The Vacant Property Review Committee.

* * *

(6) The Vacant Property Review Committee shall, in cooperation with the City Planning Commission, determine the conditions of title to be incorporated into the deed for each property to be disposed of pursuant to the provisions of this Chapter. Failure of compliance with said conditions will cause title to the property to revert to the ownership of the City of Philadelphia, or the Redevelopment Authority of the City of Philadelphia, automatically, without any conveyance thereof being required, upon notice that such failure exists and no attempt is made to remedy such failure. Such conditions shall include, but not necessarily be limited to, the following:

(a) The property shall be developed and used in accordance with the Comprehensive Land Use Plan of the City of Philadelphia.

(b) The property shall be rehabilitated and/or improved and said rehabilitation and/or improvement is to be completed within one year of acquisition of title, unless practical cause is shown why the time for completion should be extended, provided that no extension of time shall be for more than six (6) months, except with further approval of the Vacant Property Review Committee.

(c) *An irrevocable power of attorney, subject to an interest, shall be included in each deed of conveyance appointing the grantor as true and lawful attorney of the grantee to enter into and take possession of said property, with other necessary provisions, in the event of a failure by the grantee to comply with any term and condition established.*

SECTION 2. Effective date. This Ordinance shall take effect immediately.

Explanation:

[Brackets] indicate matter deleted.
Italics indicate matter added.