Legislation Details (With Text)

File #:	170088	**Version:**	0	**Name:**	
Type:	Bill			**Status:**	LAPSED
File created:	2/2/2017			**In control:**	Committee on Finance
On agenda:				**Final action:**	
Title:	Amending Chapter 2-200, entitled "Recording of Deeds," to prohibit the recording of any deed or instrument transferring title to real estate if delinquent payments are owed to the City; all under certain terms and conditions.				
Sponsors:	Council President Clarke, Councilmember Greenlee				
Indexes:	RECORDING OF DEEDS				
Code sections:					
Attachments:	1. Bill No. 17008800.pdf				

Date	Ver.	Action By	Action	Result	Tally
2/2/2017	0	CITY COUNCIL	Introduced and Referred	Pass	

Amending Chapter 2-200, entitled “Recording of Deeds,” to prohibit the recording of any deed or instrument transferring title to real estate if delinquent payments are owed to the City; all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 2 of The Philadelphia Code is hereby amended to read as follows:

TITLE 2. CITY-COUNTY CONSOLIDATION.

* * *

CHAPTER 2-200 RECORDING OF DEEDS.

* * *

§ 2-202. Requirements.

* * *

(7) No deed shall be recorded if the grantor is delinquent in the payment of any City or School District of Philadelphia taxes, charges, fees, rents or claims, or any penalties or fines related to the grantor’s business for which they are responsible, unless said grantor has entered into an agreement to pay any such delinquency and is abiding by the terms of such agreement. Compliance is required by the grantor. Proof of compliance by submission of a Tax Clearance Certificate, as defined in Section 9-101, shall be required prior to recording any

deed.

§ 2-203. Exemptions.

(1) The provisions of Section 2-202(1) through (4) of this Chapter shall not apply to sheriff's deeds or deeds presented for recording by or for any title insurance company, title insurance agent, attorney or law firm or by or for any real estate broker or real estate agent licensed under the laws of the Commonwealth of Pennsylvania.

(2) The provisions of Section 2-202(7) of this Chapter shall not apply to sheriff's deeds or deeds presented for recording by or for any title insurance company. The provisions of Section 2-202(7) shall also not apply if the transfer of title to real estate is excluded from the payment of the Realty Transfer Tax as listed in Section 19-1405.

SECTION 2. This Ordinance shall be effective July 1, 2017 and shall apply to any deed or instrument transferring title to real estate presented for recording on or after July 1, 2017.

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Explanation:

Italics indicate new matter added.

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