



Legislation Details (With Text)

File #: 250211 **Version:** 0 **Name:**

Type: Bill **Status:** ENACTED

File created: 3/13/2025 **In control:** Committee of the Whole

On agenda: **Final action:** 6/12/2025

Title: Amending Chapter 19-1400 of The Philadelphia Code, entitled "Realty Transfer Tax," by revising the rate of the tax, all under certain terms and conditions.

Sponsors: Council President Johnson, Councilmember Bass

Indexes: REALTY TRANSFER TAX

Code sections: 19-1400 - Realty Transfer Tax

Attachments: 1. Bill No. 25021100, 2. CertifiedCopy25021100

Date	Ver.	Action By	Action	Result	Tally
6/13/2025	0	MAYOR	SIGNED		
6/12/2025	0	CITY COUNCIL	READ AND PASSED	Pass	12:4
6/5/2025	0	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL		
6/5/2025	0	CITY COUNCIL	ORDERED PLACED ON THIS DAY'S FIRST READING CALENDAR		
6/5/2025	0	CITY COUNCIL	READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
6/5/2025	0	Committee of the Whole			
6/5/2025	0	Committee of the Whole			
6/5/2025	0	Committee of the Whole			
6/4/2025	0	Committee of the Whole			
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5/14/2025	0	Committee of the Whole			
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5/13/2025	0	Committee of the Whole			
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5/7/2025	0	Committee of the Whole			
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4/30/2025	0	Committee of the Whole	
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4/29/2025	0	Committee of the Whole	
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4/16/2025	0	Committee of the Whole	
4/16/2025	0	Committee of the Whole	
4/16/2025	0	Committee of the Whole	
4/15/2025	0	Committee of the Whole	HEARING HELD
4/15/2025	0	Committee of the Whole	RECESSED
4/9/2025	0	Committee of the Whole	RECESSED
4/9/2025	0	Committee of the Whole	HEARING HELD
4/8/2025	0	Committee of the Whole	
4/8/2025	0	Committee of the Whole	
4/2/2025	0	Committee of the Whole	
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4/1/2025	0	Committee of the Whole	
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4/1/2025	0	Committee of the Whole	
3/26/2025	0	Committee of the Whole	
3/26/2025	0	Committee of the Whole	
3/25/2025	0	Committee of the Whole	HEARING NOTICES SENT
3/25/2025	0	Committee of the Whole	RECESSED
3/25/2025	0	Committee of the Whole	HEARING HELD
3/13/2025	0	CITY COUNCIL	Introduced and Referred

Amending Chapter 19-1400 of The Philadelphia Code, entitled “Realty Transfer Tax,” by revising the rate of the tax, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Chapter 19-1400 of The Philadelphia Code is hereby amended to read as follows:

CHAPTER 19-1400. REALTY TRANSFER TAX.

* * *

§ 19-1403. Imposition of Tax.

(1) Every person who transfers ownership of real estate situate within the City or who makes, executes, delivers, accepts or presents for recording any document or in whose behalf any document is made, executed, delivered, accepted or presented for recording, or who accepts ownership of real estate situate within the City, shall be subject to pay for and in respect to the transaction or any part thereof, or for or in respect of the vellum parchment or paper upon which such document is written or printed, a tax based on the value of the real estate represented by such document, which tax shall be payable at the earlier of the time the document is presented for recording or within thirty (30) days of acceptance of such document or within thirty (30) days of becoming an acquired real estate company or family farm corporation. For documents made, executed, delivered or accepted or presented for recording during each of the following fiscal years, the amount of tax shall be computed by multiplying the value of the real estate represented by such document by the following rates of tax:

* * *

(i) three and two hundred seventy-eight thousandths percent (3.278%) for the period commencing July 1, 2018, and ending [December 31, 2036; and] *June 30, 2025;*

(j) [three and one hundred seventy-eight thousandths percent (3.178%) for the period commencing January 1, 2037 and thereafter.] *three and five hundred seventy-eight thousandths percent (3.578%) for the period commencing July 1, 2025 and thereafter.*

* * *

SECTION 2. This Ordinance shall be effective for all transactions taking place on or after July 1, 2025.

Explanation:

[Brackets] indicate matter deleted.

Italics indicate new matter added.