Legislation Details (With Text)

File #:	260133	**Version:**	0	**Name:**	
Type:	Bill			**Status:**	IN COMMITTEE
File created:	2/26/2026			**In control:**	Committee on Rules
On agenda:				**Final action:**	
Title:	Amending Section 14-303 of the Philadelphia Code entitled "Common Procedures and Requirements," by further clarifying exceptions to lapse of permits issued without construction documents, all under certain terms and conditions.				
Sponsors:	Councilmember Young				
Indexes:					
Code sections:	14-303 - "C-2" Commercial District				
Attachments:	1. Bill No. 26013300				

Date	Ver.	Action By	Action	Result	Tally
2/26/2026	0	CITY COUNCIL	Introduced and Referred		

Amending Section 14-303 of the Philadelphia Code entitled "Common Procedures and Requirements," by further clarifying exceptions to lapse of permits issued without construction documents, all 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 to read as follows:

TITLE 14. ZONING AND PLANNING

* * *

CHAPTER 14-300. ADMINISTRATION AND PROCEDURES.

* * *

§ 14-303. Common Procedures and Requirements.

(10) Lapse of Permits and Approvals.

(a) Except as specifically stated in any other section of this Zoning Code, an approval or permit granted under this Zoning Code, including approvals by the Historical Commission pursuant to § 14-1005 (Regulation), shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

(b) As exceptions to § 14-303(10)(a) above:

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(.1) A conditional zoning approval (see § 14-303(6)(c) (Optional Conditional Zoning Approval Process)) shall be valid for a period of one year after the date the Conditional Zoning Approval was granted; and

(.2) *Zoning permits issued without construction documents and* Use registration permits shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period *and granted by the Department*.

(c) If a permit expires, an applicant may apply for a new permit, and the application will be subject to all provisions as if the original permit had never been issued.

* * *

SECTION 2. This Ordinance will take effect immediately.

Explanation:
Italics indicate new matter added.

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