Legislation Details (With Text)

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On agenda:				**Final action:**	
Title:	Amending Title 9 of The Philadelphia Code entitled “Regulation of Businesses, Trades and Professions,” to establish security requirements for senior housing facilities, under certain terms and conditions.				
Sponsors:	Councilmember Jones				
Indexes:	HOUSING, SENIOR CITIZENS				
Code sections:					
Attachments:	1. Bill No. 26056500				

Date	Ver.	Action By	Action	Result	Tally
5/28/2026	0	CITY COUNCIL	Introduced and Referred		

Amending Title 9 of The Philadelphia Code entitled “Regulation of Businesses, Trades and Professions,” to establish security requirements for senior housing facilities, under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

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

TITLE 9. REGULATION OF BUSINESSES, TRADES AND PROFESSIONS

* * *

CHAPTER 9-800. LANDLORD AND TENANT

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§ 9-802 Definitions.

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(14) Senior Housing Facility. Any residential rental building, apartment complex, or designated independent living facility containing ten (10) or more dwelling units where at least eighty percent (80%) of the units are occupied by, or intended for occupancy by, persons sixty-two (62) years of age or older.

(15) Common Area. Areas of a facility accessible to all tenants or the public, including lobbies, hallways, stairwells, laundry rooms, community rooms, parking lots, and exterior entryways.

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§ 9-816. Security and Emergency Preparedness Requirements for Senior Housing Facilities

(1) Mandatory Security Measures. Every owner, landlord, or manager of a Senior Housing Facility must implement and maintain the following safety standards:

(a) 24-Hour On-Site Security. The facility shall provide a dedicated security guard, concierge, or trained property representative physically present on-site twenty-four (24) hours a day, seven (7) days a week. This personnel shall station at or monitor the main building entrance, conduct regular patrols of common areas, and verify visitor access.

(b) Video Surveillance Systems. High-definition digital surveillance cameras shall be installed and continuously operational at all exterior entry points, emergency exits, lobbies, and common areas. Video data shall be securely archived for a minimum of thirty (30) days and made available to law enforcement upon request during criminal investigations.

(c) Controlled Access. All primary exterior entrances and exits shall be equipped with operational self-closing, self-locking doors requiring a physical key, access card, or electronic key for entry by non-staff individuals.

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(2) Comprehensive Emergency Security Plan. The owner, landlord, or manager of a Senior Housing Facility shall develop, maintain, and annually update a written Comprehensive Emergency Security Plan. This plan shall be kept on-site at the security station and filed directly with the Department of Licenses and Inspections. The plan shall contain:

(a) Roster of Tenants Requiring Assistance. A confidential registry of all tenants who have self-identified as having physical, cognitive, or sensory disabilities. This roster shall detail specific evacuation or communication assistance required by each individual during a crisis, including mobility limitations, reliance on life-sustaining medical equipment, or visual and hearing impairments.

(b) Fire Evacuation Protocols. Detailed, clear procedures for building-wide evacuation in the event of a fire or related emergency. This shall outline primary and secondary exit routes for all residential floors, designated safe assembly zones outside the facility, and explicit instructions for managing elevators and stairwells during an emergency.

(c) Staff and Security Training. A mandatory training schedule ensuring all on-site security personnel, property managers, and maintenance staff receive formal instruction at least once every twelve (12) months. Training shall cover emergency plan execution, proper deployment of fire suppression equipment, and the safe coordination of evacuation procedures alongside first responders.

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(4) Enforcement and Penalties.

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(a) Failure to comply with any provision of this Section constitutes a Class II violation under Section 1-109 of this Code. If a violation is not fully remedied within thirty (30) days of the initial notice of violation, each subsequent thirty (30) day period during which the violation continues uncorrected shall constitute a separate and additional offense.

(b) No landlord may retaliate, increase rent, or file for eviction against a tenant who reports a security system failure, an inadequate emergency plan, or any violation of this Section to the City.

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SECTION 2. Effective Date. This Ordinance shall take effect six (6) months after it is signed into law.

Explanation:

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

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