

Legislation Text

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Amending Chapter 9-3900 of The Philadelphia Code, entitled “Property Licenses and Owner Accountability,” as it is amended by Bill No. 140892, by requiring the seller of a property that must be licensed under that Chapter to provide written notice to the buyer concerning the property license and other requirements of that Chapter and the property maintenance requirements of the Philadelphia Property Maintenance Code; all under certain terms and conditions.

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. Chapter 9-3900 of The Philadelphia Code, entitled “Property Licenses and Owner Accountability,” as it is amended by Bill No. 140892, is further amended to read as follows:

CHAPTER 9-3900. PROPERTY LICENSES AND OWNER ACCOUNTABILITY.

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*§9-3908. Notification of License Obligation.*

*(1) Notification of License Obligation.*

*(a) Whenever the City issues a certificate to an owner indicating the zoning classification and the legality of the existing use of a property to be sold, as required by the act of November 28, 1973 (P.L. 348, No. 121), as amended (21 P.S. §613), such certificate shall include a summary of the license and owner accountability responsibility requirements of this Chapter and the property maintenance requirements of Title 4, Subcode PM (the Philadelphia Property Maintenance Code). Such summary shall contain, at minimum, the following information:*

*(i) an explanation of the property license requirements, including the following statement: “No person shall collect rent with respect to any property without first obtaining a license pursuant to Chapter 9-3900 of The Philadelphia Code”;*

*(ii) an explanation of how an owner can obtain a copy of the Philadelphia Property Maintenance Code; and*

*(iii) the following statement: “Failure of the buyer to obtain a property license, if required by Chapter 9-3900 of The Philadelphia Code, within ten (10) days after the transfer of ownership shall constitute a violation of The Philadelphia Code and may result in fines and penalties.”*

SECTION 2. This Ordinance shall take effect upon the effective date of Bill No. 140892.

**Explanation:**

*Italics* indicate new matter added.