



Legislation Text

File #: 150097, Version: 0

Amending Chapter 9-800 of The Philadelphia Code, entitled “Landlord and Tenant - Rent Control,” by requiring that tenants of certain multi-family buildings be provided with a written disclosure of the building policy on smoking in individual dwelling units, under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Chapter 9-800 of The Philadelphia Code is hereby amended to read as follows:

CHAPTER 9-800. LANDLORD AND TENANT - RENT CONTROL.

* * *

§ 9-802. Definitions.

* * *

(2) *Multi-family Building.* A building that serves as a residence for three or more families with each family occupying a single dwelling unit.

[(2)](3) * * *

[(3)](4) * * *

§9-805. *Smoking Disclosure Policy in Multi-Family Buildings.*

(1) *In addition to any other applicable requirements of Section 10-602, relating to smoking in public places, a landlord who enters into or renews a lease or tenancy for a residential dwelling unit in a multi-family building shall disclose, in writing, to the tenant or prospective tenant, the building policy on smoking in individual dwelling units. The disclosure may be made part of the lease or may be provided to the tenant in a separate writing and shall state whether smoking is prohibited in all dwelling units, permitted in all dwelling units or permitted in some dwelling units. If smoking is permitted in some dwelling units, the disclosure shall identify the units where smoking is permitted.*

(2) *Acknowledgement.* Where the disclosure is made in a writing other than the lease, the disclosure shall include an acknowledgement, to be signed by the tenant or prospective tenant, stating that the tenant has read the disclosure and has been informed of the smoking policy of the building.

(3) *Enforcement and Penalties.* Enforcement of the provisions of this Section and any penalties shall be in accordance with Section 9-806 (Procedure) and Section 9-807 (Penalty).

[§ 9-805.] § 9-806. * * *

[§ 9-806.] § 9-807.

* * *

SECTION 2. This Ordinance shall take effect 60 days after it becomes law.

Explanation:

[Brackets] indicate matter deleted.

Italics indicate new matter added.