City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

Legislation Text

File #: 150719, **Version:** 0

Amending Title 4 of The Philadelphia Code (The Philadelphia Building Construction and Occupancy Code), Subcode PM (The Philadelphia Property Maintenance Code), by providing for definitions and amending requirements applicable to foreclosed residential premises, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 4 of The Philadelphia Code is hereby amended to read as follows:

TITLE 4. THE PHILADELPHIA BUILDING CONSTRUCTION AND OCCUPANCY CODE.

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SUBCODE "PM" (THE PHILADELPHIA PROPERTY MAINTENANCE CODE)

* * *

SECTION PM-202 GENERAL DEFINITIONS

* * *

FORECLOSED VACANT RESIDENTIAL PROPERTY or FVRP. A *vacant* residential property [that has been vacated in connection with a residential mortgage foreclosure] *that is in default on a mortgage, has had a lis pendens filed against it by the lender holding a mortgage on the property, is subject to an ongoing foreclosure action by the lender, or has been transferred to the lender under a deed in lieu of foreclosure*, regardless of any subsequent conveyance of title or interest in the property. Such a residential property shall no longer be considered an FVRP when a natural person takes lawful possession of such property for use as his or her residence.

* * *

OWNER. Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court. *As to FVRPs, this term shall also apply to lenders, mortgage servicers, and any person, legal entity or agent responsible for the maintenance, preservation, or operation of the property*.

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SECTION 2. The provisions of this Ordinance shall take effect immediately.

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Explanation:

[Brackets] indicate matter deleted.

Italics indicate matter added.