

Legislation Text

File #: 160010, **Version:** 0

Amending Chapter 2-200 of The Philadelphia Code, entitled "Recording of Deeds," to provide for further action by the Department of Records in cases where the Department reasonably suspects that a deed has been mistakenly recorded and that a fraudulent transfer of the real property described therein has occurred.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Chapter 2-200 of The Philadelphia Code is hereby amended to read as follows:

CHAPTER 2-200. RECORDING OF DEEDS.

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§ 2-202. Requirements.

The requirements of this Section are in addition to any requirements provided by state law, local law or regulations promulgated by the Department.

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(7) In cases where the Commissioner, upon the presentation of sufficient documentation, reasonably suspects that a deed has been mistakenly recorded by the Department and that a fraudulent transfer of the real property described therein has occurred, the Department is authorized (i) to cooperate fully in any action initiated to quiet title to the property or (ii) to request, through the Commissioner, that the Law Department initiate action on behalf of the Department in a court of competent jurisdiction for the purpose of requesting appropriate relief.

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SECTION 2. This Ordinance shall take effect immediately.

Explanation:

Italics indicate new matter added.