

Legislation Text

File #: 190158, Version: 0

Amending Chapter 9-3900 of The Philadelphia Code, entitled "Property Licenses and Owner Accountability," to require all Rental Listing Services to record and report Rental License information for each Rental Unit listing located within the City of Philadelphia, under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Section 9-3901 of The Philadelphia Code is hereby amended to read as follows:

§ 9-3901. General Provisions.

* * *

(5) Definitions. The following terms shall have the following meanings in this Chapter.

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(m) Rental Listing Service. Any owner, operator, entity, business, agent, real estate broker, real estate brokerage, internet website, mobile phone application, periodical, newspaper, digital tool, online search engine, online database, listing service, property manager, or property owner that publicly or digitally: displays, lists, advertises, stores data, or provides online search results pertaining to individual dwelling unit(s) let for occupancy located within the City of Philadelphia.

[(m)] (n) * * *

[(n)] (o) * * *

[(o)] (p) * * *

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§ 9-3902. Rental Licenses.

(1) Required.

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(b) Rental Listing Service Recording and Reporting Requirements. All Rental Listing Services are required to record and report the City of Philadelphia Rental License number associated with each dwelling unit let for occupancy located within the City of Philadelphia that the Rental Listing Service displays, lists, or advertises prior to making information about each dwelling unit publicly accessible through their service.

(i) This recording requirement applies to all Rental Listing Services regardless of whether members of the public must first subscribe as members or create an online or mobile account to view rental listings.

(ii) This recording requirement applies to Rental Listing Services which primarily serve as Rental Listing databases for exclusive use by realtors and real estate brokers.

(iii) Twice annually, on the first business day in January and July, Rental Listing Services are required to submit to the Department of Licenses and Inspections a report, in a format predetermined by the Departments, cataloguing each dwelling unit let for occupancy located in the City of Philadelphia which was displayed, listed, or advertised by the Rental Listing Service during the previous six months. The Department of Licenses and Inspections will make publicly available a predetermined reporting format, and provide the option for online submission of these reports, which shall require the: address of the dwelling unit; Rental License Number submitted for that dwelling unit; name of the owner of the dwelling unit; and phone number and email address of dwelling unit owner, if provided.

(iv) Rental Listing Services who are determined by the Department of Licenses and Inspections to be in non-compliance with § 9-3902 will be fined a fee in the amount of \$1,000 for every month of non-compliance as determined by the Department of Licenses and Inspections.

(v) The Department of Revenue shall inspect reports from Rental Listing Services to the City to ensure dwelling unit owners are compliant with all relevant local taxes and fees.

[(b)] (c) Exceptions. * * *

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SECTION 2. This Ordinance shall be effective within 60 days after it becomes law.

Explanation:

Italics indicate new matter added.

[Brackets] indicate matter deleted.