

Legislation Text

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Amending Chapter 9-800 of The Philadelphia Code, entitled “Landlord and Tenant,” to address matters related to the landlord and tenant relationship during the novel coronavirus of 2019 pandemic, including providing for temporary eviction relief, and making certain technical changes, all 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

\* \* \*

§ 9-809. COVID-19 Emergency Housing Protections.

(1) Definitions. The following definitions apply to this Section 9-809 only:

\* \* \*

(b) COVID-19 emergency period. The period beginning on the date the ordinance adding Section 9-809 to the Code becomes law and ending August 31, 2020.

*(b.1) COVID-19 first extended emergency period. The period beginning September 1, 2020 and ending December 31, 2020.*

\* \* \*

(3) Residential Eviction Relief. During the COVID-19 emergency period *and the COVID-19 first extended emergency period*, the only legal basis for evicting a residential tenant in Philadelphia shall be to cease or prevent an imminent threat of harm by the person being evicted, including physical harm or harassment, and it shall be unlawful for a landlord to take any steps in furtherance of recovering possession of a residential premises rented by a tenant on any other basis.

(4) Commercial Eviction Relief. If any person has provided the landlord with a certification of hardship, [during the COVID-19 emergency period] *at any time prior to the end of the COVID-19 first extended emergency period*, the only legal basis for evicting a small business that is a commercial tenant in

Philadelphia *during the COVID-19 emergency period and the COVID-19 first extended emergency period* shall be to cease or prevent an imminent threat of harm by the person being evicted, including physical harm or harassment, and it shall be unlawful for a landlord to take any steps in furtherance of recovering possession of a commercial premises rented by such small business on any other basis.

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SECTION 2. This Ordinance shall be effective immediately.

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**Explanation:**

[Brackets] indicate matter deleted.

*Italics* indicate new matter added.