

City of Philadelphia



October 16, 2002

CERTIFICATION: This is to certify that Bill No. 020484, was presented to the Mayor on the third day of October, 2002, and was not returned to the Council with his signature at a meeting held October 17, 2002 (being more than ten days after it has been presented to him).

THEREFORE, Pursuant to the provisions of Section 2-202 of the Philadelphia Home Rule Charter, the ordinance becomes effective as if the Mayor had approved it.

A handwritten signature in cursive script, appearing to read "Marie B. Hauser".

Marie B. Hauser
Chief Clerk of the City Council

(Bill No. 020484)

AN ORDINANCE

Amending Chapter 9-2400 of The Philadelphia Code (“Universities and Students”) by adding requirements applicable to landlords who rent to students in Educational Housing Districts and to the colleges and universities attended by such students; by adding certain reporting requirements related to such requirements; and by making technical changes; all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 9 of The Philadelphia Code is amended to read as follows:

TITLE 9. REGULATION OF BUSINESSES, TRADES AND PROFESSIONS.

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CHAPTER [9-2400] 9-2800. UNIVERSITIES, *PROPERTY OWNERS OR MANAGERS* AND STUDENTS

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§9-[2401] 2801 Definitions. The terms “Educational Housing District” and “Student” shall have the meanings as defined under Chapter 10-1800. *The term “adult supervisor” shall mean a person of at least 21 years of age.*

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§9-[2402] 2802

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§9-[2403] 2803

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§9-[2404] 2804

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§9-[2405] 2805

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§9-2808. Reporting Requirement.

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(6) *A listing of all buildings for which security and parking plans and telephone contact information have been submitted pursuant to section 9-2809.*

§9-2809. Student Supervision Requirement.

(1) *In an Educational Housing District, unless a property owner or manager complies with the provisions of subsection (2), no property owner or manager may*

(a) permit more than twenty-five students to live in any residential building, or

(b) permit students to live in more than twenty-five percent of the units in any building with more than six residential units, unless there are fewer than six students living in the building.

(2) *A property owner or manager subject to the provisions of this subsection pursuant to the provisions of subsection (1) shall either comply with the following or*

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enter into a master lease with a college or university pursuant to which such college or university leases from the property owner or manager all units occupied by students who attend the college or university and the students sublease the units from the college or university:

(a) ensure that adult supervisors acting as agent for the property owner or manager live in the building, according to the following schedule:

(.1) For a building with fewer than 18 students, one adult supervisor.

(.2) For a building with 18 to 29 students, two adult supervisors.

(.3) For a building with 30 students, three adult supervisors, plus one additional adult supervisor for every 12 additional students.

(.4) A property owner or manager may substitute one building manager for the first required adult supervisor, but not for any other required adult supervisors.

(b) require the adult supervisors to supervise the conduct of residents in the building to prohibit violation of this Code or any other provision of law;

(c) provide to the Police Department by the September 1 of each year a security plan for the area within the building and an area around the building of no less than three hundred (300) feet;

(d) provide to the Police Department by September 1 of each year a parking plan for cars owned, operated or controlled by the residents of the building setting forth the number of cars owned by such residents, the number of private parking spaces located at the building premises, and describing the availability of on-street parking in the near vicinity of the building; and

(e) provide the Department of Licenses and Inspections with current daytime, nighttime, weekend and emergency telephone numbers where the owner of the building, the adult supervisor(s) and building manager can be contacted at all times.

(3) A college or university that rents property under a master lease that satisfies a property owner's or manager's obligations pursuant to subsection (2) must:

(a) ensure that resident advisors, student supervisors or similar persons selected, trained and approved by the college or university live in the building in numbers based on the standards and criteria used by the college or university to

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determine the ratio of supervisors-to-students in housing owned, managed or operated by the college or university. A resident advisor, student supervisor or other similar person may be a student;

(b) impose on such advisors the responsibilities that a resident advisor, student supervisor or similar person has in the on-campus student dormitories of such university or college;

(c) apply the provisions of the college or university's student code of conduct and student disciplinary policy to all student conduct at such building as if the building were a college or university dormitory;

(d) comply with the requirements set forth in subsections (2)(c) and (d);
and

(e) provide the Department of Licenses and Inspections with current daytime, nighttime, weekend and emergency telephone numbers where appropriate college or university officials responsible for student housing, student affairs and student safety, as well as the resident advisor(s), student supervisor(s) or other similar person(s) residing at the building can be contacted at all times.

Explanation:

[Brackets] indicates matter deleted.
Italics indicate new matter added.