

City of Philadelphia



(Bill No. 140608)

AN ORDINANCE

Amending Title 4 of The Philadelphia Code (The Philadelphia Building Construction and Occupancy Code), Subcode A (The Philadelphia Administrative Code) and Subcode PM (The Philadelphia Property Maintenance Code), by amending requirements applicable to vacant premises, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

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

TITLE 4. THE PHILADELPHIA BUILDING CONSTRUCTION AND OCCUPANCY CODE.

* * *

CHAPTER 4-200.0 TEXT OF SUBCODES.

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SUBCODE “A” (THE PHILADELPHIA ADMINISTRATIVE CODE)

* * *

A-601.3 Fines for Class III offenses: Notwithstanding subsection A-601.1, any person who violates any of the following provisions shall have committed a Class III offense and shall be subject to the fines set forth in subsection 1-109(3) of The Philadelphia Code:

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18. PM-304.20.3; PM 304.21; PM-304.21.1 through 304.21.5

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SUBCODE “PM” (THE PHILADELPHIA PROPERTY MAINTENANCE CODE)

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SECTION PM-202 General Definitions

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Large Vacant Commercial or Industrial Property ("LVCIP"): An LVCIP is any vacant property containing an improvement that has a commercial or industrial zoning designation, where the improvement area is greater than [15,000] 5,000 square feet.

* * *

TITLE 9. REGULATION OF BUSINESSES, TRADES AND PROFESSIONS

* * *

CHAPTER 9-3900. PROPERTY LICENSES AND OWNER ACCOUNTABILITY.

* * *

§9-3902. Licensing.

* * *

(4) Vacant structures or lots. The owner of every vacant lot, vacant building or vacant wharf, pier or dock shall obtain a license from the Department. Every person applying for a license shall supply such information as the Department requires and shall pay an annual fee as set forth in the administrative code. The owner of any vacant commercial structure, or of any Large Vacant Commercial or Industrial Property as defined by §PM-202, shall post a bond or other security *or a deposit* in form approved by the LawDepartment and in an amount determined by the Department to be necessary to secure the City's potential cost of correcting Code violations or abating unsafe or imminently dangerous conditions as authorized by §PM-304.21.10, §PM-310.6, §PM-311.4, or any other provision of this code. If the City does incur such costs, the City may recover such costs from the posted bond or other security *or deposit*, in addition to pursuing any other remedy authorized by law. The bond or other security shall provide that it will not expire and the City need not release it upon transfer of the property unless and until a subsequent owner posts a comparable bond or other security *or deposit*. Failure to post the required security *or deposit* or to maintain such security may result in the suspension or denial of any license issued to the owner under this code, which license suspension(s) or denial(s) shall continue until the owner has posted the required security *or deposit*. No license shall be suspended under this provision until the owner has been provided written notice and an opportunity for a hearing.

SECTION 2. This Ordinance shall be effective January 1, 2015.

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Explanation:

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

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on October 30, 2014. The Bill was Signed by the Mayor on November 12, 2014.



Michael A. Decker
Chief Clerk of the City Council