

# City of Philadelphia



(Bill No. 150650)

## AN ORDINANCE

Amending Title 4 "The Philadelphia Building Construction and Occupancy Code," by amending Subcode "PM" (The Philadelphia Property Maintenance Code) of The Philadelphia Code, by adding a section requiring vacant property owners to allow access for City inspections upon reasonable notice; all under certain terms and conditions.

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. Section 9-3905 of The Philadelphia Code is amended as follows:

§ 9-3905. Vacant Structure License.

\* \* \*

(2) Additional [Issuance] Requirements for LVCIPs.

*(a) Bonding.* In addition to the license issuance requirements set forth in § 9-3901(2), the Department shall issue or renew a vacant structure license for a Large Vacant Commercial and Industrial Property (as defined in PM-202) only if the applicant has also posted a bond or other security or a deposit in form approved by the Law Department 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] § PM-108.2, § PM-110.4, § PM-902.13 or any other provision of this Code. \* \* \*

*(b) Owner Consent Statement.* At the time of license application, a building owner may complete a written statement on a form provided by the Department granting consent to the City for access to the building for purposes of inspection, enforcement of the City Code and protection of public safety.

*(c) City Inspections of LVCIPs.* In connection with inspections of LVCIPs conducted pursuant to Section F-108.6 of the Code or otherwise, if consent has not been provided under subsection (b) and is not otherwise provided by the owner or lawful occupant, the City shall take such steps as may be necessary to gain access to the property in order to carry out the inspection, including, when needed, obtaining an administrative warrant.

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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 December 3, 2015. The Bill was Signed by the Mayor on December 23, 2015.



Michael A. Decker  
Chief Clerk of the City Council