

Amending Chapter 16-400 of the Philadelphia Code entitled “Vacant and Surplus Properties,” by incorporating an irrevocable power of attorney in all deeds; under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 14 of The Philadelphia Code is hereby amended as follows:

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CHAPTER 14-600 VACANT AND SURPLUS PROPERTIES

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§ 16-404. The Vacant Property Review Committee.

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(6) The Vacant Property Review Committee shall, in cooperation with the City Planning Commission, determine the conditions of title to be incorporated into the deed for each property to be disposed of pursuant to the provisions of this Chapter. Failure of compliance with said conditions will cause title to the property to revert to the ownership of the City of Philadelphia, or the Redevelopment Authority of the City of Philadelphia, automatically, without any conveyance thereof being required, upon notice that such failure exists and no attempt is made to remedy such failure. Such conditions shall include, but not necessarily be limited to, the following:

(a) The property shall be developed and used in accordance with the Comprehensive Land Use Plan of the City of Philadelphia.

(b) The property shall be rehabilitated and/or improved and said rehabilitation and/or improvement is to be completed within one year of acquisition of title, unless practical cause is shown why the time for completion should be extended, provided that no extension of time shall be for more than six (6) months, except with further approval of the Vacant Property Review Committee.

(7) The Vacant Property Review Committee shall incorporate an irrevocable power of attorney in each deed of conveyance for properties disposed of under this Chapter appointing the grantor as true and lawful attorney of the grantee to enter into and take possession of said property, with other necessary provisions, in the event of a failure by the grantee to comply with any term and condition established.

SECTION 2. Effective date. This Ordinance shall take effect immediately.

Explanation:

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