



Bill number: 250331

Introduced by: O'Rourke

Cosponsor(s): Gauthier, Jones, Landau, Young, Brooks

Assigned committee: Housing, Neighborhood Development and The Homeless

Date introduced: 04/10/2025

Fiscal Note

Overview

This bill would allow the creation of an Anti-Displacement Fund for residential tenants who have lost their homes due to a Cease Operation Order. The anticipated cost to the City over five years is undetermined (see Fiscal Impact Analysis section).

Legislative Summary

Tenant Displacement Protections

This bill would authorize the creation of an Anti-Displacement Fund which would provide a one-time payment for relocation costs to tenants who have lost their housing due to a Cease Operations Order. If enacted, this legislation would authorize the Department of Planning and Development to administer the Anti-Displacement Fund.

Violation(s) for Displacement

If enacted, if a tenant is forced to vacate a residential property due to a Cease Operations Order, this would be considered a violation of this Chapter. The Department of Licenses and Inspections would be authorized to seek the imposition of penalties and fines for residential property owners whose tenants are forced to vacate due to the Cease Operations Order.

Notice to Tenant

If enacted, the Department of Licenses and Inspections would be required to provide tenant(s) with a Notice of Intent to Cease Operations within ten days before the Cease Operations Order is issued.

If the Department of Planning and Development creates the Anti-Displacement Fund, then the Notice would include the following:

- Information explaining displaced tenant's rights to relocation assistance, due to a cease Operation Order.
- Information explaining tenant protective rights from retaliation and harassment in Chapter 9-804 of the Philadelphia Code.

Proposed Effective Date

This legislation would be effective immediately after enactment.

Fiscal Impact Analysis

The potential financial impact of the legislation is undetermined because there is insufficient data. This can happen for various reasons, such as a lack of reliable data, insufficient detail in the legislative text, or uncertainty about how the proposed law would be implemented.

Legislative History

Not applicable.

Prepared by: Policy and Fiscal Analyst Unit, Mayor's Office of Legislative Affairs

Date: 06/02/2025

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