



Bill number: 250722

Introduced by: O'Neill

Cosponsor(s): Phillips, Johnson, Gilmore Richardson, Gauthier, Thomas, Ahmad, Bass, Brooks, Driscoll, Harrity, Jones, Landau, Lozada, Squilla, and Young

Assigned committee: Licenses and Inspections

Date introduced: 09/11/2025

Fiscal Note

Overview

This bill would address the installation of public utility meters in residential properties that do not show evidence of a valid housing rental license. The City does not anticipate a fiscal impact resulting from the enactment of this legislation.

Legislative Summary

This bill would prohibit any public utility entity or company that provides a public utility from installing more than one meter for the utility they provide at a residential property with three or fewer units without proof of a valid rental license. Public utility providers would also be prohibited from creating more than one service account at a residential property with three or fewer units without proof of a rental license. This bill would require a valid rental license for each unit for that property.

Proposed Effective Date

This legislation would be effective immediately after enactment.

Fiscal Impact Analysis

The City does not anticipate a fiscal impact resulting from the enactment of this legislation. If enacted, the Department of Licenses and Inspections as well as the Philadelphia Water Department would absorb any costs into their existing budgets.

Philadelphia Water Department

The Department anticipates absorbing any costs resulting from the enactment of this legislation within its existing resources. The Department provides water meters for individual pipe connections to their system, not for separate rental units within a building. A single

residential property with three or fewer units would most likely be connected to one meter and one Philadelphia Water Department account for billing purposes. This bill as proposed would have minimal impact on the Department's business process.

Department of Licenses and Inspections

The Department anticipates absorbing any costs resulting from the enactment of this legislation within its existing resources. Currently, the Department receives and responds to complaints where multiple meters are installed at a property that is not approved for multi-family use units. However, while the bill would not change the Department's business practices and operating procedures in that regard, it is unknown whether utility companies would need to utilize License and Inspections' data to confirm the existence of a valid rental license(s).

Legislative History

Not applicable.

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

Date: 10/16/2025

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