

CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS

RENTAL LICENSE REGULATIONS UNDER CODE SECTION 9-3900

Pursuant to its authority under Section 8-407 of Home Rule Charter, the Department of Licenses and Inspections (the “Department”) hereby promulgates the following regulation under Section 9-3902 of The Philadelphia Code (Rental Licenses).

1. At the time of application for or renewal of a rental license, the applicant shall identify which of the following types of rental the license is for:

Assisted Living: Living space used by individuals that require assistance or supervision in such matters as dressing, bathing, diet, financial management, evacuation from the residence in the event of an emergency, or medication prescribed for self-administration.

Dormitory: Living space marketed to students through a university or college that may include access to a common bathroom, kitchen, or recreational facilities.

Hotel: Accommodations that provide temporary lodging for fewer than 30 days where rents are charged by the day or by the week or portion thereof and are not classified as limited lodging, as defined at § 14-604(13). This category includes motels, hostels, bed & breakfast, and any other short-term rentals that are not limited lodging.

Residential Dwellings: Residential occupancy where each family occupies a separate dwelling unit, equipped with sleeping, kitchen, and bathroom facilities. This category includes household living as defined at § 14-601(2)(a).

Rooming House / Boarding House: Living space shared between 4 or more unrelated persons.

Other: A living space let for occupancy that cannot be classified under any other category defined in this section.

2. If during the license term there is a change to the type of rental, the license holder must submit a request for license amendment to the Department within ten business days of such change.