

**CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS**

**EMERGENCY REGULATIONS ADDRESSING EXPIRATION OF ACTIVE
ZONING PERMITS IN CONNECTION WITH THE COVID-19
EMERGENCY**

On March 16, 2020, as part of a series of emergency declarations and orders, the Mayor and Health Commissioner issued an Emergency Order Temporarily Prohibiting Operation of Non-essential Businesses to Prevent the Spread of COVID-19 (“Emergency Order”). On March 22, 2020, as part of a series of emergency declarations and orders, the Mayor and Health Commissioner issued an Emergency Order Temporarily Prohibiting Operation of Non-essential Businesses to Prevent the Spread of COVID-19 (“Emergency Order”), which was approved as a regulation of the Board of Health on March 26, 2020 (effective March 27, 2020) . The Philadelphia Department of Licenses and Inspections (“Department”) recognizes that the COVID-19 Pandemic is unprecedented. The City’s top priority is maintaining public health and the safety of all Philadelphians and those who work and invest in the City; by taking proactive steps now we can help mitigate community spread.

Consistent with the Emergency Orders and the City’s general plan of operations during the emergency, physical operations of certain construction in the City have been suspended or delayed. Pursuant to 14-303(10) of the Zoning Code, zoning permits shall expire if construction work or operation pursuant to the permit or approval has not begun within a certain time after the date the permit or approval was granted; conditional zoning permits expire one year after the date the conditional zoning permit was granted during which time the final zoning permit

must be obtained. Because meeting these requirements during the Covid-19 Emergency may impose hardships, the following emergency measures are adopted:

1. "Affected Period." Means March 16, 2020 through to the lifting of the Mayor's Emergency Order.
2. "Affected Zoning Permits." Means any Zoning Permit issued by the Department that is active during the Affected Period, including Conditional Zoning Permits.
3. The expiration date of all Affected Zoning Permits shall be extended for 180 days from the current date the Affected Zoning Permits and Conditional Zoning Permits would expire; this extension shall not be in addition to any extension of zoning permit approvals by the Zoning Board of Adjustment.
4. The applicant may request that the Department grant an additional one-time extension of an additional year, pursuant to 14-303(10)(d).
5. Based on the Mayor's March 11, 2020, Declaration of Extraordinary Circumstance that allows regulations related to addressing the pandemic to become effective immediately upon transmission to the Department of Records, this emergency regulation shall be effective immediately.

**The City of Philadelphia, by and through its
Department of Licenses & Inspections**

By: 

David Perri
Commissioner

Department of Licenses & Inspections
City of Philadelphia

Date Signed: MAY 6, 2020