

**DEPARTMENT OF LICENSES AND INSPECTIONS**  
**REGULATIONS PROMULGATED PURSUANT TO**  
**SECTION A-302 OF THE PHILADELPHIA CODE**  
**(PERMITS)**

Pursuant to its authority under Section A-302 of The Philadelphia Code and Section 8-407 of Home Rule Charter, the Department of Licenses and Inspections hereby promulgates the following regulations regarding time limits for permit application consideration under A-302.1.1 (3) of the Philadelphia Code:

**Affordable housing projects.** For the purposes of A-302.1.1(3) of The Philadelphia Code, the Department of Licenses and Inspections will provide a review of the applications for affordable housing projects, as defined below, within 10 days, to the extent capacity permits.: Applications for affordable housing projects shall be defined as the following:

1. The Zoning and Building permit applications for a property seeking the Mixed Income Housing Bonus pursuant to 14-702(7).
  - a. The Application for Zoning / Use Registration Permit and the Application for Construction Permit must identify in the scope of work that the application seeks to use the Mixed Income Housing Bonus pursuant to 14-702(7).
  - b. Trade permit applications (plumbing, mechanical, fire suppression, etc.) are only subject to a 10-business day review if those applications are filed together with the building permit application.
  - c. Permit applications for affordable housing projects shall not include permit applications, such as alterations, that are filed after the Certificate of Occupancy for the residential use is issued, which shall be subject to standard review times.
  
2. The Zoning and Building permit applications for a property which has obtained financing through the Low-Income Housing Tax Credit (LIHTC) program.
  - a. The Application for Zoning / Use Registration Permit and the Application for Construction Permit must identify in the scope of work that the application has obtained financing through the Low-Income Housing Tax Credit (LIHTC) program. The application must be submitted with a letter from the Director of Planning and Development, or the Director's designee, confirming that the property has been awarded financing through the LIHTC program.
  - b. Trade permit applications (plumbing, mechanical, fire suppression, etc.) are only subject to a 10-business day review if those applications are filed together with the building permit application.
  - c. Permit applications for affordable housing projects shall not include permit applications, such as alterations, that are filed after the Certificate of Occupancy for the residential use is issued, which shall be subject to standard review times.
  
3. The Zoning and Building permit applications for a property awarded funds controlled by the City of Philadelphia for the purpose of providing affordable housing.

- a. The Application for Zoning / Use Registration Permit and the Application for Construction Permit must identify in the scope of work for which the application was awarded funds controlled by the City of Philadelphia. The application must be submitted with a letter from the Director of Planning and Development, or the Director's designee, confirming that the property was awarded such funds.
- b. Trade permit applications (plumbing, mechanical, fire suppression, etc.) are only subject to a 10-business day review if those applications are filed together with the building permit application.
- c. Permit applications for affordable housing projects shall not include permit applications, such as alterations, that are filed after the Certificate of Occupancy for the residential use is issued, which shall be subject to standard review times.