



GREATER PHILADELPHIA ASSOCIATION OF REALTORS

FAQ for Property Owners Renting Residential Units in Philadelphia

The Philadelphia Property Maintenance Code (Section PM-102.6.4) requires residential property owners to provide new tenants with a copy of the "[City of Philadelphia Partners for Good Housing](#)" brochure issued by the Department of Licenses and Inspections.

In addition, residential property owners must provide tenants with a [Certificate of Rental Suitability](#), issued by the Department of Licenses and Inspections, no more than sixty (60) days prior to residence. This Certificate states that properties have obtained all required rental licenses and do not have critical code violations. Questions? Click [here](#).

The Lead Paint and Disclosure Certification law requires landlords to ensure that property rented to families with children 6 years and younger is lead safe. For more information, visit the Department of Public Health's [Lead Paint Law](#) page.