



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS
 Development Services Division - Permit Services Unit
 Municipal Services Building - Concourse Level
 1401 John F. Kennedy Boulevard
 Philadelphia, Pennsylvania 19102

Permit Extensions

Permit and Board Approval Extensions Authorized by
 PA Act 46 of 2010 as modified by Act 87 of 2012 and
 Act 31 of 2015

Pennsylvania Act 46 of 2010 provided for an automatic extension of any building or zoning/use registration permit or board decision that was to expire between January 1, 2009 and July 1, 2013. While the Act considers these extensions automatic, it also sets forth a required process for these extensions.

Pennsylvania Act 87 of 2012 further extends these permits and decisions to July 1, 2016. This bulletin outlines the process for permit holders and Department of Licenses and Inspections employees and is amended to reflect the changes from Act 87.

Pennsylvania Act 31 of 2015 amends the Permit Extension Act to provide clarification surrounding the expiration of all permits and Board approvals extended to July 1, 2016 under the Act.

IMPORTANT:

Any permit or board approval that expired before January 1, 2009 is not eligible for an extension under PA Acts 46 or 87.
 Any permit or board approval issued after July 1, 2013 is not eligible for an extension under PA Acts 46 or 87.
 Any permit or Board approval scheduled to expire after July 1, 2016 is subject to local code requirements for expiration.
 Any permit revoked by the Department is not eligible for an automatic extension under PA Acts 46 or 87.

PERMITS

Extensions will be processed for any building or zoning/use registration permit that was/is to expire on or after January 1, 2009, including any permits already extended under authorization of our local ordinance. All building and zoning permits expiring on or after January 1, 2009 may be extended through July 1, 2016 unless local codes allow for further extension.

How are permits extended?

The owner or permit holder should submit a completed permit application to the Department of Licenses and Inspections indicating their intent to exercise their right to extend a permit. The application must include the address of the permit in question and the permit number. A copy of the permit, if available, should be attached.

A check made payable to the "City of Philadelphia" in the amount of 1/2 of the permit fee (maximum of \$5,000) must accompany this application.

Are there any exceptions to extensions?

Prior approvals from the Water Department for water distribution and sanitary sewer connections are not automatically extended by PA Act 46.

BOARD APPROVALS

Extensions will be processed for any Board decision to approve that was/is to expire on or after January 1, 2009. All approvals expiring on or after January 1, 2009 may be extended through July 1, 2016 unless local codes allow for further extension.

How are Board approvals extended?

The owner or board decision holder should submit a request to the Department of Licenses and Inspections to exercise their right to extend a board approval. The request must include the address of the property as indicated on the decision letter from the board. A copy of the notice of decision, if available, should be attached.

A check made payable to the "City of Philadelphia" in the amount of 1/2 of the appeal application fee must accompany the request for extension.

How will the Department respond?

The Department of Licenses and Inspections will issue a letter referencing the original approval and the date it was issued. The new permit document will include language that the original approval will not expire until July 2, 2016.

EXPIRATION OF EXTENDED PERMITS

The running approval of all permits granted or in effect between January 1, 2009 and July 2, 2013 is automatically suspended until July 2, 2016 if an extension request was approved by the Department.

For all permits or Board approvals issued prior to January 1, 2009, the additional time allotted to the approval beyond July 1, 2016 shall be based upon the days remaining on the approval on January 1, 2009. For example, a building permit issued on October 1, 2008 for which work must begin within 6 months time, had 3 months remaining on the approval on January 1, 2009. The permit extended under the Act will now expire 3 months from July 2, 2016 or October 2, 2016.

For all permits or Board approvals issued after January 1, 2009, the full term of approval will become effective on July 1, 2016. For example, a building permit issued on May 1, 2009 for which work must begin within 6 months time will be granted the full 6 months on July 1, 2016. The permit extended under the Act will now expire 6 months from July 2, 2016 or January 2, 2017.