Safe and Healthy Homes

What is the Safe and Healthy Homes Act?

The **Safe and Healthy Homes Law** *(Bill Nos. 250329-AA, 250330-AA)* is a new Philadelphia Ordinance that went into effect on November 1, 2026. It extends existing tenant protections and provides tenants with additional remedies if their landlords fail to meet basic housing standards.

What are my rights under Safe and Healthy Homes Act?

Good Cause Protections: If your landlord does not want to renew your lease, they must give you a written notice that includes a "good cause" reason. Examples of good cause include: nonpayment of rent, breach of lease, disturbances, and refusal to allow the landlord to access the property. Good Cause now applies to all leases, not just month-to-month leases.

Certificates of Rental Suitability: Your landlord must provide you with a Certificate of Rental Suitability (CRS) in order to legally collect rent. A CRS must now be given to you at the following times: (1) when you move in, (2) within 10 days of you asking for one (you can ask for one every 90 days), and (3) before your landlord brings an eviction case against you.

Rental Licenses: Your landlord must have a Rental License to legally collect rent. Your landlord must also give you a copy of the Rental License or post it at the property when they obtain or renew it.

The Right to Repairs: If the Department of Licenses and Inspections (L&I) issues code violations that say the property is either Unsafe, Unfit, or Imminently Dangerous, your landlord will be given a certain amount of time to make repairs. If your landlord does not make them by L&I's deadline, your landlord must give you a copy of the notice of the violations (or post them) and cannot legally collect rent until the L&I violations are fixed.

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Freedom from Harassment and Retaliation: You have a right to organize with other tenants. Your landlord cannot retaliate against you for working with your neighbors to address living conditions or other issues affecting your building. If you form a tenant association, your landlord must engage with you in good faith.

Eviction Protections: Your landlord cannot legally evict you or collect rent if they do not have a Rental License, have not given you a Certificate of Rental Suitability when required, or they have failed to timely correct Unsafe, Unfit, or Imminently Dangerous violations. If your landlord files an eviction action against you, you can raise their failure to do any of these things as defenses in court.

What can I do if my landlord does not follow these laws?

You may enforce your rights under the Safe and Healthy Homes Act by:

- ✓ Filing a Complaint with the Fair Housing Commission
- ✓ Suing your landlord in Small Claims Court or the Court of Common Pleas
- ✓ Raising your landlord's failure to obey the law as a defense in eviction proceedings
- ✓ Organizing with other tenants to address issues together

Call the Philly Tenant Hotline at 267-443-2500 for more information on how you may be able to enforce your rights.

Philly Tenant

Philly Tenant Hotline 267-443-2500 www.phillytenant.org

The Philadelphia Eviction Prevention Project is a joint effort of: Clarifi, Community Legal Services, Face to Face Legal Center, Legal Clinic for the Disabled, Philadelphia Legal Assistance, Philadelphia VIP, SeniorLAW Center, and Tenant Union Representative Network.