

PENN ATTORNEYS

TITLE ALERT

DATE: 06/15/10

RE: Title Alert 2010-06 City of Philadelphia Storm Water Management Service

Beginning July 1, 2010, the Philadelphia Water Department will implement a program to itemize the charge for Storm Water Management Service ("SWMS") as a part of the normal monthly water bill for residential and nonresidential water customers. Previously the water bill was based on two components:

1. A usage charge based on the amount of water used; and
2. A monthly service charge which includes charges for storm water collection and treatment, and various administrative costs.

As part of the changes beginning July 1, 2010, the normal water bill will have a separate line item for SWMS that will not pose any change in handling transactions for parcels that are receiving monthly water bills. In addition, however, beginning July 1, 2010, all properties that do not currently have a water/sewer account will begin receiving a monthly bill for SWMS. This charge will be generated for all tax parcels in Philadelphia regardless of type or size. This would include, but is not limited to, vacant lots, parking spaces, garages and any other property which is separately assessed for real estate tax purposes even if those properties do not have water service.

Therefore, effective July 1, 2010 certifications must be obtained from the Philadelphia Water Department for every tax parcel in a transaction, regardless of the status of water service to a property.

For additional information on this procedure, you may refer to the Philadelphia Water Department website at www.phila.gov/water . As always, please feel free to contact us with any questions, comments or concerns.

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