

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 15.09, INCLUDING SECTIONS 15.09.020
AND 15.09.080 OF THE
CODE OF ORDINANCES OF THE CITY OF CREST HILL, ILLINOIS**

WHEREAS, the City of Crest Hill is authorized by Section 11-60-1 of the Illinois Municipal Code to fix the amount, terms and manner of issuing, regulating and revoking licenses (65 ILCS 5/11-60-1); and

WHEREAS, the City of Crest Hill has previously exercised said authority by adopting Chapter 15.09 Inspection of Rental Units, including Sections for definitions, inspection required, frequency of inspections, inspection certificate required, inspection procedure, suspension or revocation of certificate, and fees; and

WHEREAS, pursuant to its express authority granted by the Illinois Municipal Code, the City of Crest Hill has from time to time deemed it necessary to amend its Code of Ordinances; and

WHEREAS, the City Council has determined that the City of Crest Hill Code should be amended to eliminate Subsection C from 15.09.020 Inspection required and adopt Section 15.09.080 Registration required; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Crest Hill, Illinois, as follows:

SECTION 1: PREAMBLE. The preamble of this Ordinance is declared to be true and correct and is incorporated by reference as if fully set forth in this Section 1.

SECTION 2: APPROVAL. Section 15.09.020 Subsection C shall be eliminated and 15.09.080, shall be adopted, with all other sections remaining unchanged:

CHAPTER 15.09: INSPECTION OF RENTAL UNITS

Section

15.09.010 Definitions
15.09.020 Inspection required
15.09.030 Frequency of inspections
15.09.040 Inspection certificate required
15.09.050 Inspection procedure
15.09.060 Suspension or revocation of certificate
15.09.070 Fees
15.09.080 Registration required

15.09.020 INSPECTION REQUIRED.

- (A) All single-family dwellings that are not occupied by the owner and are rented or leased to another person or entity and the rental unit of a two-family dwelling in which the other unit is owner-occupied shall be subject to the inspection and compliance with the systematic inspection of this code.
- (B) All residential duplex units, multi-family dwelling units and commercial units that are not occupied by the owner and are rented or leased to another person or entity shall be subject to inspection and compliance with the systematic inspection of this code.

~~(C) Every owner of a rental property shall be required to submit to the city, on a form provided by the Building Department, the following information:~~

- ~~(1) Address of the rental property;~~
- ~~(2) Number of units on the property;~~
- ~~(3) Name, address, phone number, and email of the property owner;~~
- ~~(4) Name, address, phone number, and email of the agent or person in charge of the property, where applicable;~~
- ~~(5) Name, address, phone number, and email of the person or persons to contact in the event of an emergency;~~
- ~~(6) An update of any of the above information, should changes occur, within seven business days of the effective date of the change. It shall be the responsibility of the property owner, landlord and/or property manager to so notify the Building Department.~~

15.09.80 REGISTRATION REQUIRED.

- (A) Registration of each rental property shall be required annually becoming due on the anniversary date of the initial registration. Every owner of a rental property shall be required to submit to the city, ~~on a form provided by the Building Department~~ via the online registry portal, the following rental property registration information:
 - (7) Address of the rental property;
 - (8) Number of units on the property;
 - (9) Name, address, phone number, and email of the property owner;

(10) Name, address, phone number, and email of the agent or person in charge of the property, where applicable;

(11) Name, address, phone number, and email of the person or persons to contact in the event of an emergency;

~~(12)~~ An update of any of the above information, should changes occur, within seven business days of the effective date of the change. It shall be the responsibility of the property owner, landlord and/or property manager to ~~so notify the Building Department.~~ update the rental property registration information on the online registry portal to reflect said changes.

(B) The fee for rental registration shall be per building (numerical address) and shall be as follows:

All buildings six or fewer units.....\$50

All buildings seven or more units.....\$75

SECTION 3: SEVERABILITY. If any section, paragraph, clause or provision of this Ordinance is held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any other provision of this Ordinance.

SECTION 4: REPEALER. All ordinances, resolutions or orders, or parts thereof, which conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 5: EFFECTIVE DATE. This Ordinance shall be in full force and effect immediately upon its passage and publication according to law.

PASSED THIS _____ DAY OF _____, 2024.

	Aye	Nay	Absent	Abstain
Alderman John Vershay	_____	_____	_____	_____
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderman Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

Christine Vershay-Hall, City Clerk

APPROVED THIS _____ DAY OF _____, 2024.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

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