

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 15 (BUILDINGS AND CONSTRUCTION),
CHAPTER 15.09 (INSPECTION OF RENTAL UNITS), SECTION 15.09.020
(INSPECTION REQUIRED) BY REPEALING SECTION 15.09.020(C) AND ADDING A
NEW SECTION 15.09.080 (REGISTRATION REQUIRED) OF THE CITY OF CREST
HILL CODE OF ORDINANCES**

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 by eliminating Section 15.09.020(C) and adding a new Section 15.09.080 (Registration required).

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 Section 15.09.020(C) is hereby repealed in its entirety and new Section 15.09.080 is hereby adopted and added, with all other sections of Chapter 15.09 remaining unchanged:

**CHAPTER 15.09: REGISTRATION AND 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.

15.09.80 REGISTRATION REQUIRED.

- (A) Every owner of a rental property shall be required to submit to the city, via the online registry portal, the following rental property registration 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 update the rental property registration information on the online registry portal to reflect said changes.
- (B) The fee for rental registration shall be \$_____ per unit/building and shall be due annually on the date of the first registration.

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.

[LEFT INTENTIONALLY BLANK]

PASSED THIS _____ DAY OF _____, 2024.

	Aye	Nay	Absent	Abstain
Alderman John Vershay	_____	_____	_____	_____
Alderman Scott Dyke	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson 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