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## Village of Lakemoor

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# RESIDENTIAL RENTAL INSPECTION PROGRAM FACTS SHEET

## RENTAL HOUSING INSPECTION PROGRAM

On July 10, 2009, The Lakemoor Village Board adopted an amendment to Chapter 15 Housing Code concerning rental residential dwellings (Lakemoor Village Ordinance 09-O-14).

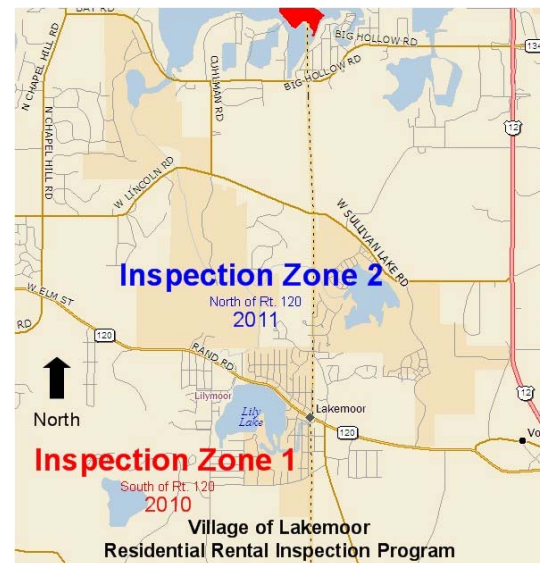
- I. PURPOSE OF THE PROGRAM** The Rental Housing Inspection Program was adopted to protect the public health and safety by ensuring rental units comply with minimum housing standards as established by Village Ordinance, protect the character and stability of residential areas, correct and prevent housing conditions that adversely affect or are likely to adversely affect the life, safety and general welfare and health of the persons occupying the dwelling, facilitate the enforcement of minimum standards for the maintenance of existing rental residential property and to preserve the value of land and buildings throughout the Village of Lakemoor.
- II. SCOPE OF PROGRAM** Rental units are registered on an annual basis and the goal is to inspect all residential units within a twenty-four period. Every two years, exterior and interior inspections are performed on units in a specific zone. The purpose of the inspection is to insure that the maintenance of existing buildings and premises is in accordance with the provision of the Ordinance.
- III. TIME AND PROCEDURE OF INSPECTIONS** The Public Works Department will schedule inspections via telephone to all applicable owners or managers. If you cannot make the scheduled time, contact (815)385-1117 as soon as possible are in order to reschedule and avoid the assessment of re-inspections fees.

**IV. INSPECTION ZONES**

- Zone 1** is any residential rental property south of Illinois Route 120. Inspections will be conducted during the year 2010.
- Zone 2** is any residential rental property North of Illinois Route 120. Inspections will be conducted during the year 2011.

*Note: Inspections may be performed at any time based on a tenant complaint or other ordinance violations on the property determined by the Village*

- V. FEES** Lakemoor Village Ordinance 09-O-14, Section H, provides the yearly fee schedule for the rental property registration and inspection program. The fee is \$100.00 per dwelling unit and a \$50.00 per re-inspection fee.



- VI. PENALTY** Violation of this section shall be subject to a fine not less than **\$50.00** not more than **\$750.00** per offense. A separate offense shall be deemed committed on each day the violation continues.
- VII. PAYMENT** Please print your **STREET ADDRESS** on your check. Make checks payable to: Village of Lakemoor, 234 West Rand Road, Lakemoor, IL 60051. If you believe there is an error with this billing, please do not hesitate to call our office at (815) 385 – 1117.
- VIII. VACANCY** Pursuant to Section 15.03 of the Village of Lakemoor’s Municipal Code, the Owner of any building that has become vacant must file a registration statement for each such building with the Village Clerk within 30 days after it becomes vacant and each year thereafter.
- IX. OUTSTANDING DEBT TO THE VILLAGE** No Owner shall be allowed to register any property if the Owner has outstanding fees or fines due and owing to the Village.

**If you have any other questions regarding this program, please free to contact our staff at Village Hall at (847) 385-1117 or [villagehall@lakemoor.net](mailto:villagehall@lakemoor.net).**