



*City of Countryside
Community Development Department
(708) 354-1860
Building@countryside-il.org*

Adoption of new City Ordinance governing Vacant Properties (Ordinance 18-44-O)

On December 12, 2018 the City of Countryside adopted Ordinance 18-44-O which is an ordinance amending Title 8, Sections 8-11-1 to 8-11-13 entitled Licensing and Inspection of Vacant Property, of the City Code of Countryside. The ordinance would be repealed and replaced, in its entirety, with Title 8, Section 11 to be entitled, "Registration of Defaulted Mortgage and Vacant Property."

A copy of the new ordinance can be located on the City's website under the Resident link and City Code. With the adoption of the new ordinance the following key elements of the ordinance should be recognized.

- 1) Registrable Property = Any property that is vacant for more than thirty (30) days or any cancellation of Utility or service, whichever occurs first.
- 2) Semi-Annual Registration = Shall mean six (6) months from the date of the first action that requires registration, as determined by the City, or its designee, and every subsequent six (6) months. The date of the initial registration may be different than the date of the first action that required registration.
- 3) At the time of registration each registrant shall pay a non-refundable Semi-Annual Registration Fee.
- 4) The revised registration fee structure will be as follows:
 - a. Construction regulated by the International Residential Code shall be \$300.00 per dwelling unit.
 - b. Construction regulated by the International Building Code shall be:
 - i. \$300.00 per dwelling unit; and
 - ii. \$300.00 per residential common or public area.
 - c. For buildings ten thousand (10,000) gross square feet, or less, of all nonresidential floor space on every level of the building, inclusive of basement, attics, mezzanines, equipment rooms, stairways and elevators:
 - i. \$400.00 Initial six (6) months; and
 - ii. \$550.00 Subsequent six (6) months.
 - d. For buildings larger than ten thousand (10,000) gross square feet, or greater, of all nonresidential floor space on every level of the building, inclusive of basement, attics, mezzanines, equipment rooms, stairways and elevators:
 - i. \$700.00 Initial six (6) months; and
 - ii. \$1,000.00 Subsequent six (6) months.

5) Defined registration timelines into the new ordinance for existing registered vacant properties:

- a. Each individual property that has been registered for twelve (12) months or more prior to the Effective Date of this ordinance:
 - i. Upon registrations renewal the new registration fee will be as follows:
 1. Buildings covered under the International Residential Code and the International Building Code goes from \$135.00 to \$300.00
 2. Commercial or Multi-family – ten thousand gross sq. ft. or less goes from \$300.00 to \$550.00; and
 3. Commercial or Multi-family – ten thousand gross sq. ft. or greater goes from \$600.00 to \$1,000.00.
- b. Each individual property that has been registered for 120 days or less prior to the Effective Date of this ordinance:
 - i. Upon registrations renewal the new registration fee will be as follows:
 1. Buildings covered under the International Residential Code and the International Building Code goes from \$135.00 to \$300.00
 2. Commercial or Multi-family – ten thousand gross sq. ft. or less goes from \$200.00 to \$300.00; and
 3. Commercial or Multi-family – ten thousand gross sq. ft. or greater goes from \$400.00 to \$600.00.
- c. After the initial integration into the new fee structure as outlined above, each subsequent renewal will then follow the fee structure as identified under Item 4 of this letter.

6) Inspection Requirements:

- a. Inspection of vacant property with a structure is subject to an inspection being scheduled within 14 days of the initial and subsequent registrations of the property.
- b. Inspections must achieve an Approved Status. The re-inspection fee schedule is as follows:
 - i. 1st re-inspection cost = \$0.00; and
 - ii. 2nd or more re-inspection cost = \$75.00 per site visit.

Upon receipt of this notice, we are advising you that with your upcoming re-registration we will be applying the new fee structure as well as the renewal timeline of 6 months (185 days). At your next registration we are requesting that you complete a new Application form (attached) for inclusion in your property file to insure the most current information is available.

A copy of the new ordinance can be found on the City's web site under the Resident link and clicking on City Code or at the following link:

http://www.sterlingcodifiers.com/codebook/index.php?book_id=502&chapter_id=45171