

PROPERTY MAINTENANCE CODE FACT SHEET

RESIDENTIAL RENTAL REGISTRATION & INSPECTION PROGRAM

On March 14, 1995, The Rantoul Village Board adopted the **Rantoul Property Maintenance Code**. On October 10, 2006, a **Residential Rental Registration and Inspection Program** was adopted (*Ordinance 2055*). Since that time a few amendments have been made, the most current under *Ordinance 2193*. The information contained within this fact sheet is intended to provide important information with respect to the program. More specific information with regard to the program may be obtained by purchasing a copy of the Property Maintenance Code on-line at www.iccsafe.org. All interested parties are encouraged to do so. You may also visit our website at www.myrantoul.com/rental to learn more about the program.

I. PURPOSE OF THE PROGRAM

The Property Maintenance Code was adopted to insure public health, safety and welfare insofar as they are affected by the maintenance of structures and premises. The Code establishes minimum standards for all structures and premises for basic equipment and facilities for light, ventilation, space, heating and sanitation. Further, the Code provides safety from fire; for space, use and location; and for safe and sanitary maintenance of all structures and premises currently in existence. The Residential Rental Inspection Program was adopted so that rental units could be inspected to insure compliance with the above standards. The program was adopted after discussion involving representatives from Village Government as well as realtors, property owners, property managers, private citizens and neighborhood groups.

II. SCOPE OF PROGRAM

Rental units are registered on an annual basis and the goal is to inspect all residential units within a three-year period. Each year, 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 Code.

III. TIME AND PROCEDURE OF INSPECTIONS

The Inspection Department, Division of Rental Inspections schedules inspections and mails out Notice of Inspections to all applicable owners/managers and tenants. **If you cannot make the scheduled time, contact 217.892.6501, ext. 6804 as soon as possible in order to reschedule and avoid the assessment of cancellation fees.** Inspections are conducted during regular business hours, Monday through Friday.

IV. FEES

Ordinance 2193 provides the yearly fee schedule for the Rental Property Registration and Inspection Program. Based upon decisions made by the Board, **there are no inspection fees** for this registration year May 1, 2011 through April 30, 2012, **however there are registration fees** including **late registration fees, reinspection fees** and **cancellation fees**.

V. TRANSFER OF OWNERSHIP

Section 6.11.2.4 (d) of the Code provides that any time a sale is made of a building containing residential rental units, the new ownership must be reported to the Division of Rental Inspections **within thirty (30) days** of any transfer of ownership. Should you have any questions regarding this program, please feel free to contact this office.

CONTACT INFORMATION:

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