



City of Chicago



O2014-8085

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/8/2014
Sponsor(s):	O'Shea (19) Quinn (13) Zalewski (23)
Type:	Ordinance
Title:	Amendment of Municipal Code Chapter 13-10 by modifying Sections 010, 040 080 regarding registration of residential buildings
Committee(s) Assignment:	Committee on Housing and Real Estate

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Chapter 13-10 of the Municipal Code of Chicago is hereby amended by adding the language underscored and by deleting the language struck through, as follows:

13-10-010 Definitions.

For the purpose of this chapter, unless the context requires otherwise, the following terms shall be construed as herein defined:

(a) "Building" ~~shall mean~~ means:

(i) a structure, or part thereof, enclosing space designed or used for four or more family units, containing four or more dwelling units, or designed or used for sleeping accommodations, other than family dwelling units, for ten persons or more, not including buildings licensed under Section 4-6-170; or

(ii) a structure, or part thereof, containing less than 4 rental units and the owner of the structure owns 5 or more such structures in the city.

(b) "Code" shall mean the building code;

(c) "Dwelling unit" has the meaning ascribed to that term in section 17-17-0248.5.

(~~e~~ d) "Mortgage" shall mean any consensual interest or consensual lien created by a written instrument which grants or retains an interest in realty to secure a debt or other obligation. Real estate installment sales contracts shall be deemed mortgages for the purposes of this chapter; and

(~~d~~ e) "Owner" shall mean the legal title holder or holders of the realty, except (1) if legal title is held by an Illinois Land Trust, owner shall mean the beneficial owner or owners of the trust; and (2) if there is a purchaser or purchasers under a real estate installment sales contract, owner shall mean the purchaser or purchasers. The singular shall include the plural throughout. For the purpose of Section 13-10-030(a) the owner shall mean the legal title holder(s), beneficial owner(s) and contract purchaser(s) of the realty.

(f) "Rental unit" means any dwelling unit which is not owner occupied and which is held out for rent to tenants, including any single-family home held out for rent to tenants.

13-10-040 Time for registration.

The owner of a building shall register the building with the department of buildings no later than 15 days after becoming the owner February 1st of each year and shall pay a an annual registration fee of \$10.00 for each building so registered at the time the owner files the annual registration statement. The registration fee shall not be prorated. The owner(s) shall certify to the department of buildings that the information provided on the registration statement is true and correct. Every year thereafter, the owner shall file an annual registration statement no later than February 1st of each year and pay an annual registration fee of \$10.00 for each building registered.

All owners whose buildings are licensed under the provisions of Sections 4-6-090, 4-6-100, 4-6-110 and 4-6-170 of the Municipal Code of Chicago, and all eleemosynary, religious, educational, benevolent or charitable associations and all governmental agencies shall file the registration statement required under this chapter, but any governmental agency, Chicago

Public School or City College of Chicago shall be exempt from the payment of the fee for the same.

The building commissioner shall, upon receipt of each registration, notify the alderman of the affected ward. Upon registration, and payment of the fee if applicable, the building commissioner shall issue a certificate of registration to the owner which shall certify that the owner has registered the building in compliance with Section 13-10-030 of this chapter.

Upon demonstration by an owner that the building is not required to register under the provisions of these sections, the building commissioner shall issue a waiver of registration.

13-10-080 Penalties.

(a) Each day that any building is not registered in accordance with the provisions of Sections 13-10-030 and 13-10-040 of this chapter shall constitute a separate and distinct offense.

(b) In addition to any of the penalties provided in this chapter, any person committing an offense under Section 13-10-080(a) of this chapter shall, upon conviction thereof, be fined not less than ~~\$50.00~~ 100.00 nor more than ~~\$200.00~~ 500.00 for the first offense, and not less than ~~\$400.00~~ 500.00 nor more than ~~\$300.00~~ 1,000.00 for the second and each subsequent offense in any 180-day period.

(c) ~~The intentional submission of false information on a registration statement or an amended registration statement filed pursuant to Sections 13-10-030 through 13-10-050 of this chapter shall be an offense punishable by a fine of not less than \$100.00 nor more than \$500.00. Any person who knowingly makes a false statement of material fact on any registration or amended registration statement shall be subject to the provisions of Section 1-21-010. Each day that such information remains uncorrected by the owner(s) shall constitute a separate and distinct offense.~~

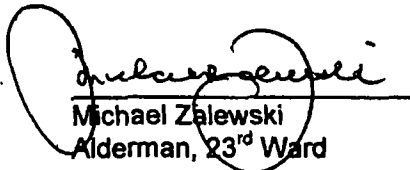
SECTION 2. This ordinance shall take effect 10 days after its passage and publication.



Matthew J. O'Shea
Alderman, 19th Ward



Marty Quinn
Alderman, 13th Ward



Michael Zalewski
Alderman, 23rd Ward