



City of Chicago



O2017-3889

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/24/2017
Sponsor(s):	Cardenas (12)
Type:	Ordinance
Title:	Amendment of Municipal Code Sections 13-12-125 and 13-12-126 concerning renewal fees for registered vacant buildings
Committee(s) Assignment:	Committee on Finance

ORDINANCE

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

SECTION 1. Section 13-12-125 of the Municipal Code of Chicago is hereby amended by deleting the language stricken and inserting the language underscored, as follows:

13-12-125 Vacant buildings – Owner required to act – Enforcement authority.

(a) (1) The owner of any building that has become vacant shall within 30 days after the building becomes vacant or within 30 days after assuming ownership of the building, whichever is later, file a registration statement for each such building with the department of buildings on forms provided by that department for such purposes. The registration shall remain valid for six months from the date of registration. The owner shall be required to renew the registration for successive six-month periods as long as the building remains vacant and shall pay a ~~registration or renewal fee~~ in the amount prescribed in paragraph (3) of this subsection (a) for each registered building; provided, however, that all Chicago Public Schools and City Colleges of Chicago and all governmental agencies shall be exempt from the payment of the registration fee. The owner shall notify the department of buildings, within 20 days, of any change in the registration information by filing an amended registration statement on a form provided by the department of buildings for such purposes. The registration statement shall be deemed prima facie proof of the statements therein contained in any administrative enforcement proceeding or court proceeding instituted by the city against the owner or owners of the building. Registration of a building in accordance with this section shall be deemed to satisfy the registration requirement set forth in Section 13-10-030 and the notification requirement set forth in Section 13-11-030. After filing a registration statement the building owner shall provide access to the city to conduct an exterior and interior inspection of the building to determine compliance with the municipal code, following reasonable notice, during the period covered by the initial registration or any subsequent renewal.

(omitted text is unaffected by this ordinance)

(3) The registration ~~and renewal fee~~ for each registered building shall be \$250 (the "base registration fee"). The renewal fee for each registered building shall be based on the total number of years that the property has been vacant from the original registration date. The schedule is as follows:

- (a) \$500.00 for properties that are vacant for at least one year but less than two years;
- (b) \$1,000.00 for properties that are vacant for at least two years but less than three years;

- (c) \$2,000.00 for properties that are vacant for at least three years but less than five years;
- (d) \$3,500.00 for properties that are vacant for at least five years but less than ten years; and
- (e) \$5,000.00 for properties that are vacant for at least ten years, plus an additional \$500.00 for each year in excess of ten years.

Provided, however, that any vacant building subject to the base registration fee or renewal fee that is in violation of any provision of the building code or fire code at the time renewal is required shall be assessed a doubled renewal fee ~~of \$500~~ for such registrations or renewal period (the "doubled period"). If a vacant building in the doubled period is in violation of any provision of the building code or fire code at the time renewal is required, the fee shall be ~~\$750~~ tripled for such renewal (the "tripled period"). If a vacant building in the tripled period is in violation of any provision of the building code or fire code at the time renewal is required, the fee shall be ~~\$1,000~~ quadrupled for such renewal, and shall remain quadrupled for each subsequent renewal, if, at the time such renewal is required, the building is in violation (the "quadrupled period"). The base registration fee and each renewal fee set forth above in this subparagraph (3) shall be doubled if the applicable initial registration or renewal registration takes place not through voluntary and timely compliance, but as the result of a City identification of a violation of this section or Section 13-12-135. Such doubled fee shall not be subject to a reduction, during the relevant period, for having registered or renewed following the issuance of a citation for failure to register or renew. If the owner of a building that is in the doubled, tripled or quadrupled period can show to the satisfaction of the building commissioner and the fire commissioner, at the time renewal is required, that the building is in full compliance with the building code and fire code, then such renewal shall revert to the ~~base registration fee~~ applicable renewal fee set forth above in this subparagraph (3) of subsections (a-e). For purposes of this subparagraph (3), "in violation" shall mean that a citation has been issued, and the conditions forming the basis for the citation have not been fully remedied. In the event of a final determination that issuance of the citation was not factually supported, the increased fee for the six-month period(s) at issue shall be refunded to the owner.

(omitted text is unaffected by this ordinance)

SECTION 2. Section 13-12-126 of the Municipal Code of Chicago is hereby amended by deleting the language stricken and inserting the language underscored, as follows:

13-12-126 Vacant buildings – Mortgagee required to act – Enforcement authority.

(a) (1) The mortgagee of any building which is not registered pursuant to this section or Section 13-12-125(a) of this Code shall, within the later of: (A) 30 days after the building becomes vacant and unregistered or (B) 10 days after a default, file a registration statement with the department of buildings on forms provided by that department for such purposes and pay a registration fee. If the mortgagee elects to file upon condition (A) above, the initial registration fee shall be \$700. If the mortgagee elects to file upon condition (B) above, the initial registration fee shall be \$400. The registration shall remain valid for twelve months from the date of registration. The mortgagee shall be required to renew the registration every twelve months, ~~at a renewal fee of \$700,~~ as long as: (i) the building remains vacant and unregistered by an owner pursuant to Section 13-12-125, or (ii) the mortgagor remains in default and the

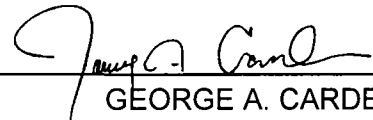
mortgagee has not assumed ownership, thereby becoming subject to Section 13-12-125. The renewal fee for each registered building shall be based on the total number of years that the property has been vacant from the original registration date. The schedule is as follows:

- (a) \$1,000.00 for properties that are vacant for at least one year but less than two years;
- (b) \$1,500.00 for properties that are vacant for at least two years but less than three years;
- (c) \$2,500.00 for properties that are vacant for at least three years but less than five years;
- (d) \$4,500.00 for properties that are vacant for at least five years but less than ten years;
and
- (e) \$6,000.00 for properties that are vacant for at least ten years, plus an additional \$500.00 for each year in excess of ten years.

The mortgagee shall notify the department of buildings within 20 days of any change in the registration information by filing an amended registration statement on a form provided by the department of buildings for such purposes. The registration statement shall be deemed prima facie proof of the statements therein contained in any administrative enforcement proceeding or court proceeding instituted under this section by the city against the mortgagee with respect to the registered building.

(omitted text is unaffected by this ordinance)

SECTION 3. This ordinance shall be in full force and effect upon passage and publication.



GEORGE A. CARDENAS
ALDERMAN, 12TH WARD

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