



Office of the City Clerk

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Legislation Details (With Text)

File #: O2019-5568
Type: Ordinance
Status: Passed
File created: 7/24/2019
In control: City Council
Final action: 9/18/2019
Title: Amendment of Municipal Code Section 4-6-050 to prohibit predatory tactics by residential real estate developers
Sponsors: Sigcho-Lopez, Byron, King, Sophia D., Rodriguez Sanchez, Rossana, Martin, Matthew J., Hadden, Maria E., Rodriguez, Michael D., Taylor, Jeanette B., Villegas, Gilbert, Burnett, Jr., Walter, Sadlowski Garza, Susan, Dowell, Pat, Lopez, Raymond A., La Spata, Daniel, Reboyras, Ariel, Cardona, Jr., Felix, Austin, Carrie M., Ramirez-Rosa, Carlos, Mitts, Emma, Sposato, Nicholas, Cardenas, George A., Maldonado, Roberto, Scott, Jr. Michael, Sawyer, Roderick T., Tunney, Thomas, Silverstein, Debra L., Vasquez, Jr., Andre, Nugent, Samantha, Reilly, Brendan, Smith, Michele, Harris, Michelle A.
Indexes: Ch. 6 Regulated Business License
Attachments: 1. O2019-5568.pdf

Date	Ver.	Action By	Action	Result
9/18/2019	1	City Council	Passed	Pass
9/11/2019	1	Committee on Housing and Real Estate	Recommended to Pass	
7/24/2019	1	City Council	Referred	

Committee on Housing and Real Estate

July 24, 2019

ORDINANCE

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

SECTION 1. Section 4-6-050 of the Municipal Code of Chicago is hereby amended by deleting the language stricken through and by inserting the language underscored, as follows:

4-6-050 Residential real estate developer.

(Omitted text is unaffected by this ordinance)

(e) Prohibited acts. It shall be unlawful for any licensee engaged in the business of residential real estate developer to:

(Omitted text is unaffected by this ordinance)

(7) use predatory tactics to persuade, convince, cajole, pressure, force, harass or otherwise coerce any homeowner to sell their property. For purposes of this subsection (e)(7), the term "predatory tactics" means: (1) repeated and unsolicited attempts, within any 180-day period, to contact a

homeowner via e-mail, telephone calls, house visits, written material or similar means, under circumstances when the homeowner has affirmatively requested the licensee or the licensee's agent to refrain from such activity: or (2) threats, whether express or implied.

In addition to any other penalty provided by law, any person who violates any requirement set forth in subsection (e)(1) through ~~(e)(6)~~ (e)(7), inclusive, of this section shall be subject to a fine of not less than \$2,000.00 nor more than \$10,000.00 for each offense. Each day that a violation continues shall constitute a separate and distinct offense.

SECTION 2. This ordinance shall take full force and effect upon its passage and publication.

ORDINANCE: Amendment of Municipal Code Section 4-6-050 to prohibit the use of predatory tactics to persuade, convince, cajole, pressure, force, harass or otherwise coerce any homeowner to sell their property.

Lead Sponsor: Alderman Byron Sigcho-Lopez (25th Ward)

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Lead Sponsor: Alderman Byron Sigcho-Lopez (25th Ward)