

CITY OF SPRING VALLEY

ORDINANCE NO. 1842

AN ORDINANCE AMENDING  
THE RESIDENTIAL RENTAL PROPERTY ORDINANCE  
FOR THE CITY OF SPRING VALLEY

ADOPTED BY THE CITY COUNCIL OF  
THE CITY OF SPRING VALLEY  
THIS 6TH DAY OF JUNE, 2022

Published in pamphlet form by authority of the City Council of the City of Spring Valley,  
Bureau County, Illinois, this 6<sup>th</sup> day of June, 2022.

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF BUREAU        )

I, Rebecca Hansen, certify that I am the duly elected and acting municipal clerk  
of the City of Spring Valley, Bureau County, Illinois.

I further certify that on the 6th day of June, 2022, the corporate authorities of the  
above municipality passed and approved Ordinance No. 1842 entitled "An  
Ordinance Amending the Residential Property Ordinance for the City of Spring Valley"  
which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 1842, including the ordinance and  
cover sheet thereof, was prepared and a copy of such ordinance was posted in the  
municipal building, commencing on the 6<sup>th</sup> day of June, 2022, and continuing for  
at least ten days thereafter. Copies of the ordinance were also available for public  
inspection upon request in the office of the municipal clerk.

Dated in Spring Valley, Illinois, this 6<sup>th</sup> day of June, 2022.

Rebecca Hansen  
Municipal Clerk

(SEAL)

ORDINANCE NO. 1842

**AN ORDINANCE AMENDING THE  
RESIDENTIAL RENTAL PROPERTY ORDINANCE  
FOR THE CITY OF SPRING VALLEY, BUREAU COUNTY, ILLINOIS**

**WHEREAS**, the City Council of the City of Spring Valley previously passed an ordinance regulating residential rental property; and

**WHEREAS**, the City Council of the City of Spring Valley entered into an agreement for engineering services that provides for inspections of residential rental properties within the corporate limits of the City of Spring Valley; and

**WHEREAS**, the City Council of the City of Spring Valley formed an advisory committee to discuss implementation of the inspection program and required changes to the Residential Rental Properties ordinance previously adopted; and

**WHEREAS**, the Constitution of the State of Illinois (Art. VII, Sec.6) authorizes the City of Spring Valley to exercise any power and perform any function pertaining to its government and affairs, including, without limitation, the power to regulate to protect the public health, safety, and welfare and the power to license; and

**WHEREAS**, the Corporate Authorities of the City of Spring Valley recognize that it is in the best interests of the health, safety, and welfare of its citizens and residents to impose registration and inspection requirements on residential rental property within the City of Spring Valley to ensure that such property is in compliance with the property maintenance standards adopted and enforced by the city.

**WHEREAS**, the Corporate Authorities of the City of Spring Valley have determined that it is advisable, necessary and in the best interest of the City of Spring Valley to amend the Residential Rental Property ordinance to better implement the agreement for engineering services providing for inspections and licensing of residential rental properties.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY, BUREAU COUNTY, ILLINOIS, AS FOLLOWS BELOW.**

**Section 1.** The Residential Rental Property ordinance, Title 3, Chapter 11, Section 2, titled "**DEFINITIONS**", specifically, the definition of "**LANDLORD**" is hereby repealed and replaced by the definition of "**LANDLORD**", which shall state as follows:

**LANDLORD:** Any person, firm, partnership, corporation or other legal entity owning, operating, maintaining, or offering to rent within the City of Spring Valley a rental residential property whether vacant or occupied.

**Section 2.** The Residential Rental Property ordinance, Title 3, Chapter 11, Section 3, subsection (B), titled **"INSPECTION RIGHTS AND PENALTIES"** is hereby repealed and replaced by subsection (B), which shall state as follows:

(B) In addition to the provisions regarding fees charged in regard to applications as provided within section 3-11-5 of this chapter, there shall henceforth be the following additional fees and charges.

1. In regard to fees in connection with inspections required and/or allowed by this chapter, the following additional charges shall be applicable:

(a) Initial inspection as provided for in this chapter: fifty dollars (\$50.00); plus an additional twenty-five dollars (\$25.00) per unit for dwelling containing more than two units.

(b) First follow-up inspection in respect to compliance with the recommendations and requirements of the initial inspection: one hundred dollars (\$100.00).

(c) Subsequent follow-up inspections in regard to compliance regarding the recommendations and requirements of the initial inspection: two hundred fifty dollars (\$250.00).

(d) Additional charge assessed and due from the owner in regard to any scheduled inspection missed by the owner: fifty dollars (\$50.00).

Additionally, it is provided that the above graduated fee for inspection schedule and related charges shall be reinitiated upon each change of tenancy/occupancy.

**Section 3.** The Residential Rental Property ordinance, Title 3, Chapter 11, Section 3, subsection (D), titled **"INSPECTION RIGHTS AND PENALTIES"** is hereby enacted and shall state as follows:

(D) The City, City Building Inspector, Code Enforcement Official, or their designee, shall notify the Landlord of the property thirty (30) days in advance of a scheduled inspection, unless conditions warrant an immediate inspection given obvious or suspected violations of any section of the city code. The Landlord shall have seven (7) days to respond to the requested inspection date, and shall be granted no more than a ten (10) day extension.

**Section 4.** The Residential Rental Property ordinance, Title 3, Chapter 11, Section 4, subsection (D), subparagraph (2), titled **"LICENSE REQUIRED"** is hereby repealed.

**Section 5.** The Residential Rental Property ordinance, Title 3, Chapter 11, Section 5, subsection (B), titled **"LICENSE APPLICATION"** is hereby repealed and replaced by subsection (B), which shall state as follows:

(B) Each application for a new license or a renewal of an existing license shall be accompanied by a fee of twenty-five dollars (\$25.00) for single family dwelling residential rental property, twenty-five dollars (\$25.00) for multiple family dwelling residential rental property and twenty-five dollars (\$25.00) for rooming house residential rental property. In addition thereto, a dwelling unit and a rooming unit fee of ten dollars (\$10.00) will be assessed for each dwelling unit and rooming units in excess of one. The fee shall be required to be paid with the application in regard to any new license application. Any newly issued license shall be valid unless suspended and/or revoked as provided herein from the date of issuance up to and including December 31 of the year of issuance. All residential rental licenses shall expire on December 31 of each year. The charge regarding any renewal shall be as aforesaid in the amount of twenty-five dollars (\$25.00). Additionally, in the event that any fee due in regarding to a renewal of an existing license shall not be paid by December 31 of any given year, then in that event, there shall be an additional late charge assessed in the amount of an additional fifty dollars (\$50.00) regarding the renewal. The time for registering rental properties in the calendar year of 2022 is extended to August 1, 2022, with the deadline to register remaining December 31 in all subsequent years. All fees and charges required by this subsection shall be due and payable at the Office of the Spring Valley City Clerk and Billing Department.

**Section 6.** The Residential Rental Property ordinance, Title 3, Chapter 11, Section 6, subsection (A), titled “**INSPECTION REQUIREMENTS**” is hereby repealed and replaced by subsection (A), which shall state as follows:

(A) All rental residential property shall be subject to an inspection as a condition to the issuance of the license and prior to offering the property for occupancy by a tenant and prior to the issuance of the initial license and/or after any change in tenancy, which per the definition of tenant in this chapter includes a change of adult occupancy. Additional inspections shall be allowed to the City upon a request of a tenant or Landlord, or upon the City determining that probable cause exists for a violation of the provisions of this chapter and/or any other City code for the purpose of determining whether the residential rental property is in compliance with all Spring Valley Building Codes, and further in compliance with the City's zoning ordinance, and all other applicable provisions of this Code. Any such inspection shall also within the discretion of the building inspector include a physical inspection of the residential property including the building exterior, common areas, basement, and all individual units of the rental residential property.

**Section 7.** The Residential Rental Property ordinance, Title 3, Chapter 11, Section 6, subsection (B), titled “**INSPECTION REQUIREMENTS**” is hereby repealed and replaced by subsection (B), which shall state as follows:

(B) Notwithstanding the provision within subsection (A) of this section, in the event that the Landlord shall have provided written notice to the City of Spring Valley of a request for initial inspection and/or request for inspection based upon change of tenancy/occupancy as provided herein by either certified mail, return receipt requested, addressed to the City of Spring Valley Building Inspector, 215 N. Greenwood Street,

Spring Valley, IL 61362 or to the email address of the building inspector at rentalregistry@springvalleyil.us and in the further event that following receipt of said notice by the City shall not within fifteen (15) days perform the inspection then in that event the premises may be leased and occupied by tenants without the issuance of the license, with the City however retaining the right to reasonably inspect the premises regarding said initial issuance and/or change of occupancy within ninety (90) days of said written notice.

**Section 8.** The Residential Rental Property ordinance, Title 3, Chapter 11, Section 9, subsection (C), titled "**LICENSE; SUSPENSION AND REVOCATION**" is hereby repealed and replaced by subsection (C), which shall state as follows:

(C) **Re-Inspection:** A re-inspection will be conducted at the end of the compliance time frame. In the discretion of the City Building Inspector, Code Enforcement Official, or their designee, the property owner may submit photographic evidence of compliance that may avoid the need for reinspection if provided within the compliance timeframe. If the Code official finds that the requirements of applicable City ordinances have not been met upon the completion of such re-inspection, the license for the rental residential property shall be suspended.

**Section 9.** This ordinance shall be in full force and effect on June 6, 2022.


**PRESENTED, PASSED, AND ADOPTED** at a regular meeting of the City Council of the City of Spring Valley, Bureau County, Illinois, on June 6, 2022 by a roll call vote as follows:

RECORD OF THE VOTE	AYE	NAY	ABSTAIN	ABSENT
Jauch	✓			
Herrmann	✓			
Affelt				✓
Diaz	✓			
Campbell	✓			
Baltikauski	✓			
Pellegrini	✓			
Bogacz	✓			

**APPROVED:**

  
 Melanie Malooley Thompson

**ATTEST:**

  
 Rebecca Hansen, City Clerk