

DIVISION 15. RENTAL DWELLING REGISTRATION CERTIFICATE AND SYSTEMATIC INSPECTION OF RENTAL HOUSING

Amendments

Sec. 8-151. Definitions.

Short term rental: The rental of a dwelling unit for compensation for a term of less than thirty days, including those units that are rented or booked through the services of a short term rental hosting platform. This term shall not apply to transitional houses operated by a charitable organization, group homes such as nursing homes and adult foster care homes, substance abuse rehabilitation clinics, mental health facilities, and other similar related facilities.

Sec. 8-152. Rental Registration Certificate Required.

- (a) A registry of owners and premises shall be maintained by the Director of Neighborhood Services.
- (b) The owners of any dwelling unit which is currently, or is intended to be offered for rent, let, or let for occupancy shall be required to be registered and licensed by the City of Joliet. Such owners shall register the address of each dwelling unit which is currently, or is intended to be offered for rent, let, or let for occupancy with the City of Joliet. The owners shall register within ninety days of the enactment of this Section and shall reregister annually. Within thirty days of a change of ownership, the new owner shall register with the City as required above.
- (c) The registration fees shall be as follows:
 - Owner registration and licensing - \$100.00 annually
 - Annual Fee per address - \$50.00 annually
 - Inspection fees are enumerated in 8-153.7.
- (d) The penalty for failure to comply with this Section shall be a fine of up to \$750.00.
- (e) The following rental properties shall be subject to the systematic inspection of rental housing ordinance and shall be inspected for compliance with this Code and all other applicable laws and ordinances:

1. Single family dwellings
2. Two family dwellings
3. Multi family dwellings
4. Boarding houses
5. Rooming houses
6. Lodging houses
7. Tourist houses
8. Hotels and motels
9. Dormitories
10. Short term rental dwelling units
11. ~~A leased single family dwelling that has been temporarily placed in the systematic rental inspection program for cause as set forth in subsection (h) of this Section~~
12. ~~The rental unit of a two family dwelling that has been temporarily placed in the rental dwelling certificate and systematic inspection of rental housing program for cause as set forth in subsection (f) of this Section.~~
13. Dwellings in mixed use buildings.

(f) *Exempt occupancies.* The following properties are exempt from the systematic inspection of rental housing ordinance:

1. ~~Owner occupied single family dwellings~~
2. ~~Non owner occupied single family dwellings that do not meet one or more of the criteria set forth in subsection (h) of this Section~~
3. ~~Two family dwellings in which one unit is occupied by the owner and the rental unit does not meet one or more of the criteria set forth in subsection (h) of this Section~~
4. Dwellings, buildings, structures and uses owned and operated by any governmental agency
5. Dwellings, buildings, structures and uses licensed and inspected by the State of Illinois

(g) *Hotels and motels.* **Remains unchanged**

(h) *Placement in program for cause.* **REPEALED**

Sections 8-152 (e), (f), and (g) shall remain and be renumbered accordingly

