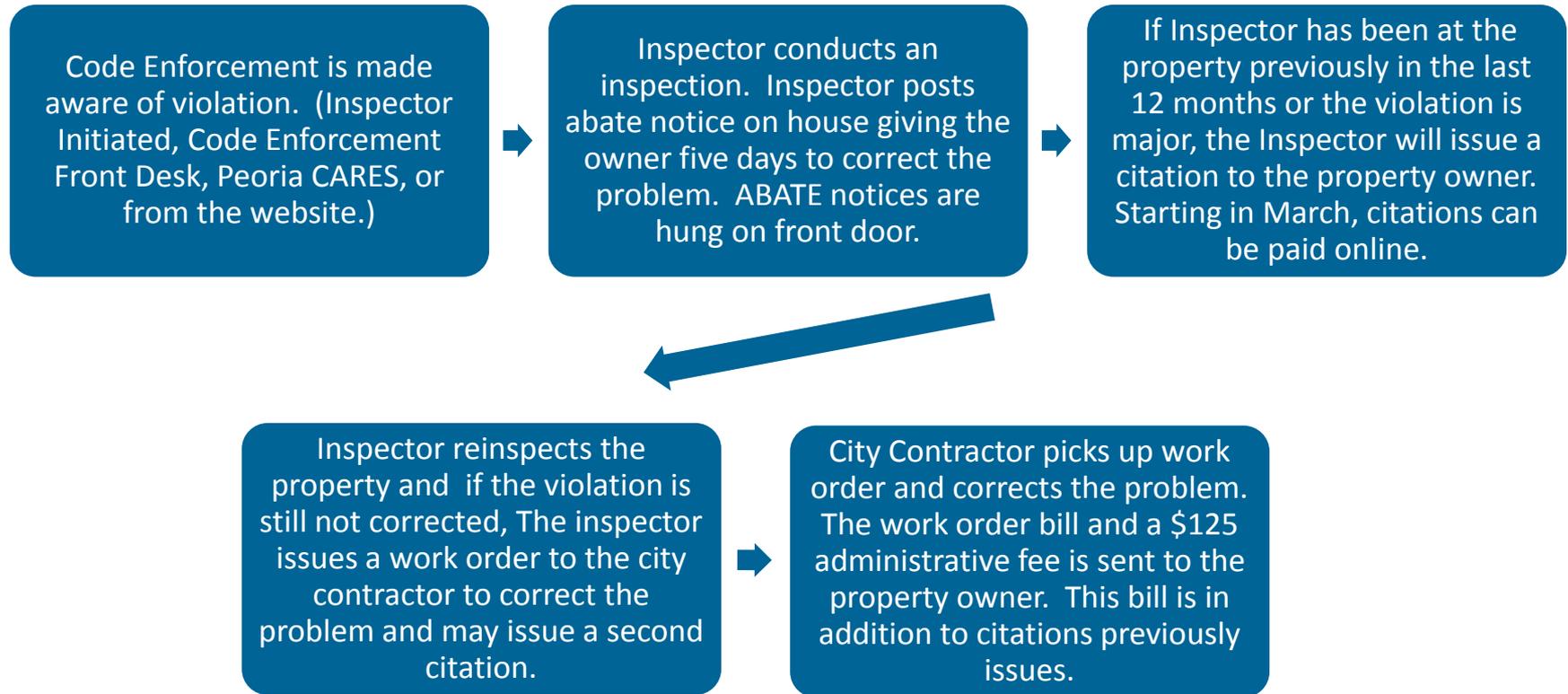


Code Compliance Process

Occupied Structure with an Environmental Violation



Code Compliance Process

Vacant Structure with an Environmental Violation

Code Enforcement is made aware of violation. (Inspector Initiated, Code Enforcement Front Desk, Peoria CARES, or from the website.)



If Inspector has been at the property previously in the last 12 months or the violation is major, the Inspector will issue a citation to the property owner. Starting in March, citations can be paid online.



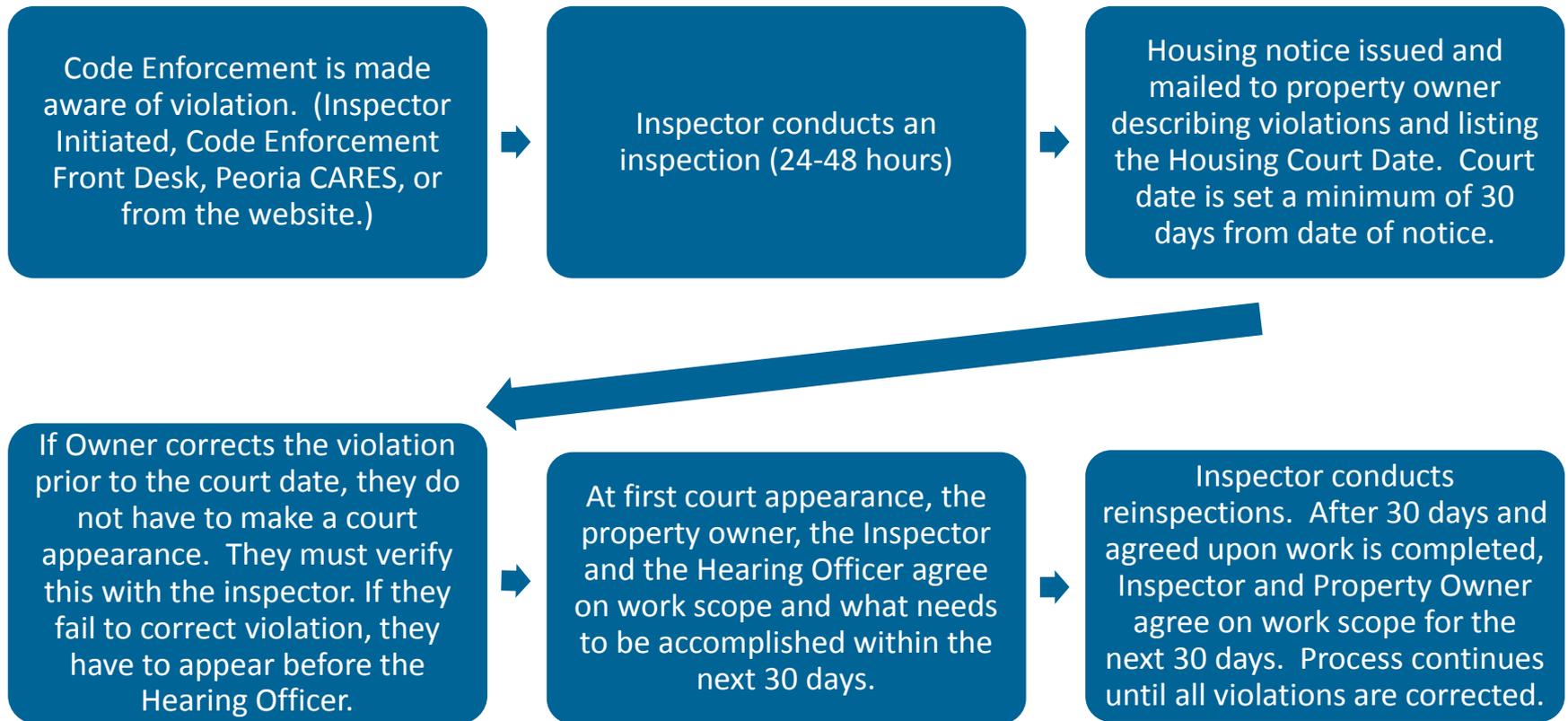
If the violation is present, the inspector issues a work order to the city contractor to correct the problem. Notice is not given to the property owner on vacant property. It is your responsibility to pro-actively monitor your vacant property.



City Contractor picks up work order and corrects the problem. The work order bill and a \$125 administrative fee is sent to the property owner. This bill is in addition to citations previously issues.

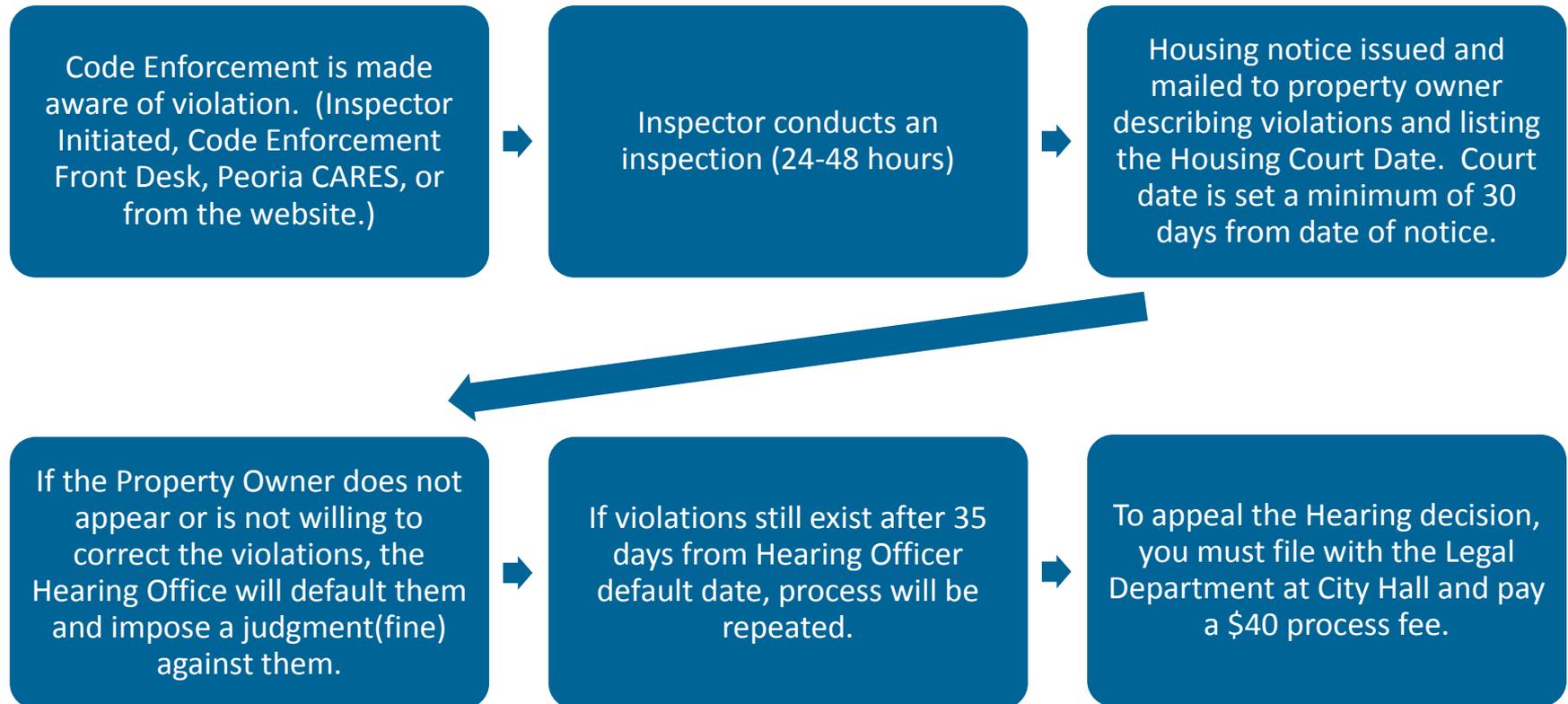
Code Compliance Process

Housing Cases – Owner willing to make corrections



Code Compliance Process

Housing Cases – Owner not willing to make corrections



Code Compliance Process

What might happen if I don't pay my work order bills or fines/judgements?

- Work Order Bills – Unpaid work order bills will be placed as liens on the property. Unpaid liens will appear on your property tax bill.
- Environmental Citations – Unpaid citations will be recorded as a personal judgement against all properties owned by the property owner.
- Housing Court Judgements - Unpaid judgements/defaults will be recorded as a personal judgement against all properties owned by the property owner.

Code Compliance Process

Sec. 5-264. - Criminal housing management

(a) Criminal housing management is hereby prohibited. A person commits criminal housing management when, having personal management or control of residential real estate, whether as a legal or equitable owner of the residential real estate or as a managing agent or otherwise, he permits, by his carelessness or neglect, the physical condition or facilities of the residential real estate to become or remain so deteriorated that the health and safety of an inhabitant is endangered. In addition, failure to comply with an action that is ordered by the code official or his or her designee that would address the conditions that are endangering the health and safety of an inhabitant will constitute a violation of this section. Moving a person into a property that has health and life-threatening code violations as defined by section 5-531 constitutes a violation of this section.

(b) A person convicted of criminal housing management shall be fined not less than \$500.00 nor more than \$5,000.00. Each day any violation of any provision of this code or of any ordinance shall continue it shall constitute a separate offense.

Code Compliance Process

Criminal housing management – What does this actually mean?

- **Moving a tenant into a unit with life safety code violations.**
- **Moving a tenant into a unit when all items on the self-inspection checklist are not corrected.**
- **Allowing your tenant to live in a unit with no utilities.**
- **Not fixing code violations when reported to you by your tenant.**
- **Allowing a unit to become deteriorated to a point that health and life safety of an inhabitant is endangered.**