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This brochure summarizes City of Peoria regulations and procedures for Housing Court and the designation of buildings as unfit for human habitation. For full ordinance details, please refer to Peoria Municipal Code Sections 5-260, 5-262, 5-264, and 5-296. This guide is for convenience only and does not replace the official ordinance.

IF YOU HAVE QUESTIONS, PLEASE CONTACT:

Development Center
419 Fulton Street, Room 203
(309) 494-8600
Monday – Friday, 8 a.m. to 5 p.m.

GUIDE TO HOUSING COURT & UNFIT BUILDING DESIGNATION



Community Development Department

419 Fulton Street, Room 203
Peoria, IL 61602
Phone: (309) 494-8600



CITY OF
PEORIA

What Is Housing Court?

Housing Court is held to resolve violations of the City's housing code. These hearings:

- ◆ Are overseen by an administrative hearing officer.
- ◆ Allow property owners to update the assigned inspector with progress reports.
- ◆ May not require attendance if communication and progress are maintained.
- ◆ Can result in fines or civil penalties for failure to appear or comply with orders.

What You Should Do

- ◆ Stay in contact with your inspector.
- ◆ Keep up with property repairs.
- ◆ Provide timely updates.
- ◆ Avoid unnecessary penalties.



IMPORTANT REMINDER:

A safe home is a legal requirement, not just a recommendation.

Buildings Unfit for Human Habitation

A structure may be designated unfit for human habitation if it presents a threat to health or safety due to conditions such as:

- ◆ Inadequate heating.
- ◆ Sewage backups.
- ◆ Electrical or gas hazards.
- ◆ Water damage or leaks.
- ◆ Lack of ventilation, light, or sanitation.
- ◆ Absence of utility services.



Expectations Upon Notice

- ◆ Property owners must correct violations within 72 hours.
- ◆ Extensions may be granted only with evidence of good-faith efforts.
- ◆ Communication with inspectors is essential.

Consequences of Non-Compliance

If violations are not corrected:

- ◆ The property will be designated as unfit for human habitation.
- ◆ Occupying or renting the property becomes unlawful.
- ◆ Tenants may be relocated at the owner's expense.
- ◆ The City may seek reimbursement for housing and relocation costs.
- ◆ Civil charges may apply for criminal housing management, defined as allowing dangerous conditions to persist through negligence.

