



City of
Waukegan

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Press Release – January 22, 2003

City of Waukegan
Rental Property Inspection Program

The City of Waukegan instituted a rental property inspection program to guarantee that all individuals who live in rental property have a decent place to live and to improve the quality of life in our neighborhoods. This inspection program is directed at ALL rental units in the City, except owner occupied 2 unit buildings, without regard to race or national origin.

The intent of the program is to annually inspect all affected rental units to make sure they meet the requirements of the BOCA Property Maintenance Code, the NFPA Life Safety Code and the Waukegan Zoning Ordinance. There are also minor sections of other adopted codes that are affected and enforced.

There are approximately 12,000 registered rental units at 1,800 properties in the City of Waukegan. We have randomly divided these properties into an even number each month to be inspected. Each property owner is to be notified approximately 30 days in advance of the date and time his property is to be inspected. It is then the landlord's responsibility to notify his tenants and get their permission for their units to be inspected.

A tenant has the right to refuse to allow his unit to be inspected. The City then has the ability to request an administrative search warrant from the court to complete the inspections.

Once the inspection is complete the owner is then sent a letter stating the property has passed and they may receive their business license from the City; or they are sent a non-compliance letter and given thirty (30) days to complete the required repairs before another inspection is required. Repeated failure to complete the required repairs will result in the owner not being granted a business license.

No properties were initially or specifically targeted by the City. All inspections were assigned on a random basis based on the numbers of inspections we needed to complete each month to ensure that all properties are inspected within each year.