

# NEW LAWS PROPOSED EFFECTING EVERY PROPERTY OWNER IN COLLINSVILLE

## Brought to you by your CITY COUNCIL MEMBERS:

John Miller, Mayor (618) 345-6514

Nancy Moss (618) 345-5329

Liz Dalton (618) 345-4660

Lisa Ciampoli (618) 345-7607

Jeff Kypta (618) 345-0996

## ATTEND THE STRATEGIC SESSION AND COUNCIL MEETING MONDAY SEPT. 27<sup>TH</sup> 6:00 PM AT CITY HALL

The City of Collinsville is soon to vote on a

### **HEALTH AND SAFETY INSPECTION AND OCCUPANCY PERMIT CODE and CRIME FREE HOUSING PROGRAM**

#### *What this means to you:*

- You cannot occupy any home without the inspection; this includes ALL properties, Owner occupied, Rental and/or Commercial including not for profit buildings.
- There will be a fee to have the building inspected (see below).
- Your property will have to have anything that is not in the current (2009) code fixed at your own expense before anyone can live in the property or use it for business, and anything found wrong must be updated before you can have utilities turned on, including cable and phone. There will be no "grandfathering."
- If you sell a home "as is" the house must pass the inspection for anyone to live in the house. This will mean that "granddaughter" can't move into "grandma's house" and fix it up little by little. The house must be brought up to code before *anyone* can live in it. If granddaughter cannot afford to make the repairs, the house will stay empty until a buyer who can afford to make the repairs comes along. That "someone" will most likely be an investor who will have the money to fix up the house, and therefore buy the family home for pennies on the dollar.
- You must tell the City how many persons that will live in your house.
- Homeowners are exempt from the occupancy limits, and so this law will be discriminatory towards anyone who cannot afford to own their own home.
- **Each and every separate unit** of occupancy of commercial building will have to be inspected and have a permit.
- The City contends this new law is necessary to keep citizens safe in their homes and businesses, yet the inspection does not guarantee the safety of the home or building.
- The City also contends that the current codes do not allow access to homes and buildings they think *might* have hazards. Sec. 1.12.010 of the current code does allow for Right of Officials to Enforce Ordinances or Resolutions.
- City may refuse Certificate of Occupancy until any overdue and unpaid City garbage, water, sewer bills for that premises have been paid in full.
- If you are a renter, you landlord will be required to "register" the names of everyone in your home with the city and pay a \$25 per unit per year fee, even if you have lived at your place for many years.

- If you are a landlord, you will have to pay \$25 per unit per year, register the names of all owners, all owners' addresses and home and office phone numbers, take a mandatory class every 3 years and include a new addendum to your lease. You must also register the names of all of your tenants with the city.

***What this will cost you, the taxpayer?***

**Owner-occupied FEES**

Inspection fee of \$50.00.

**Non-Owner Occupied (rental) FEES**

\$50.00 for a building containing one dwelling unit and \$35.00 per dwelling unit where a building contains more than one dwelling unit. PLUS \$25 per unit per year for the Crime Free Housing Program fee.

*Administrative costs: Health and Safety Ordinance (every property)*

2 inspectors part time salaries at \$49K –\$75K year.

1 administrative assistant at \$15K – \$18 K year

Cost after first year \$70k– \$97K

Program will not pay for itself; taxpayers will pay at least 20% of costs

*Administrative costs: Crime Free Housing (rental property only)*

1 Police Sargent salary plus benefits \$91K

1Assistant Police Chief salary plus benefits \$93K

Cost after first year \$139K

Program will not pay for itself; taxpayers will pay at least 30% of costs

## **UNHAPPY? Call your Council members!**

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This message sponsored by the  
**METRO EAST REAL ESTATE INVESTORS ASSOCIATION**  
**(618) 877-6352**

for the text of the proposed ordinance, please visit [www.collinsvilleil.org](http://www.collinsvilleil.org)  
(Program costs are listed in the Neighborhood Enhancement Plan document)

# PUBLIC COMMENT FORM

## PROPOSED HEALTH & SAFETY/CRIME FREE ORDINANCE

Through input received from the residents through various avenues (including Community Engagement Sessions, various Town Hall sessions, Neighborhood Meetings), and through the SWOT Analysis conducted with the City's Boards and Commissions, the issue of the City implementing a Health and Safety Permitting Program has gained increased attention and need. This issue was also identified through the National Citizen Survey that showed 87% of the respondents indicated their support for the need of some type of an occupancy permitting system. Staff has identified this program as the most critical need for the City to implement in stabilizing neighborhoods and property values.

As such, the City of Collinsville is contemplating a **Neighborhood Enhancement Plan** consisting of the following major components:

**Health & Safety Program:** this program is a critical need for the City to stabilize its neighborhoods through compliance with life health and safety requirements and make a positive impact on the quality of life and property values citywide.

**Crime Free Housing Program:** this program is a major part of addressing crime and declining neighborhoods. Now done on a voluntary basis, it is proposed that this program become mandatory for all landlords.

The draft ordinance is being provided in an effort to seek public input. You may return your comment form in person to City Hall or mail to 125 S. Center, Attention: NEP Comment, Collinsville, IL, 62234. You may also make comments on the City's website ([www.collinsvilleil.org](http://www.collinsvilleil.org)) by following the link entitled "Draft Health & Safety/Crime Free Ordinance" on the home page.

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First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Optional information:

- Tenant
- Landlord
- Owner-Occupied

Comments:

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