

# 10 Things You Need to Know About Joliet's Single-Family Rental Inspections

## Q Are you a Single-Family Rental (SFR) housing provider?

**ANSWER** It's time to register with the city of Joliet. On Oct. 4, 2022, the Joliet City Council passed Ordinance 18411, amending the previous Rental Registration Certificate Requirement. This will require all SFR housing providers with rental properties within the Joliet city limits to enter the city's already-existing rental registration and inspection program. This policy also requires property owners who do NOT reside in a property to register for the program, even if rent is not collected from the residents. All properties in which owners do not reside are considered "rental properties" as per the ordinance. [Check out the ordinance language.](#)

## Q When do SFR housing providers need to be registered?

**ANSWER** All SFR housing providers are required to register with the city within 90 days of the measure's passage, so register by Jan. 1, 2023. [Download the form.](#)

## Q How are all of Joliet's SFR housing providers supposed to know about this ordinance change?

**ANSWER** We know not everyone is able to keep up to date with local government, so if you haven't heard it from Three Rivers Association of REALTORS® already, check your mailbox. The city of Joliet began sending letters to known SFR property owners in November, letting them know about the ordinance and what to expect. You might also expect communications to come along with your water bill, through city-issued newsletters, and more. [Review the letter the city of Joliet sent out on Nov. 17.](#)

## Q What will this cost?

**ANSWER** All SFR property owners are required to register and pay an annual \$100 fee, regardless of the number of properties they own.

## Q What can SFR housing providers expect from the inspection program?

**ANSWER** The inspection checklist runs the gamut from the international property code to compliance with the city's code. [Review the checklist](#) and [familiarize yourself with the fee structure.](#)

## Q What will the inspection schedule look like?

**ANSWER** The city of Joliet has criteria that determines housing provider inspection schedules. The fewer violations and the faster properties come into compliance, the higher up the tier your inspection schedule will be. The city will send notice to the owner and offer an inspection date within 30 – 45 days of the notice. [Familiarize yourselves with the policy.](#)

## Q Will the city offer warnings to property owners?

**ANSWER** The city recognizes that this policy change is all new to the many SFR housing providers operating within the city limits and encourages everyone to get registered for the program. Joliet's Neighborhood Services Department has always been willing to work with housing providers and wants to help all housing providers become compliant with the city code. Warnings have often been part of their process and they hope to continue to provide warnings as an opportunity for housing providers to improve their properties without added expense.

## Q Does the city offer resources for SFR housing providers who are new to this program?

**ANSWER** [Find city resources.](#)

## Q What if a SFR housing provider doesn't register, is non-compliant, or wants to request a hearing?

**ANSWER** Fees for non-compliance can range from \$150 to \$750. When the city determines code violations, they will issue a summons to a hearing, where the property owner can make their case to trained and certified hearing officers, who will determine the outcome of the case. While city staff may make observations or recommendations, decisions are made by the hearing officers. [SFR housing providers can click here to request a hearing.](#)

## Q Who do we contact with questions about the city of Joliet's Rental Inspection Program?

**ANSWER** The city of Joliet's Neighborhood Services Department oversees the inspection program and has various resources available to residents. They can be reached at [NeighborhoodServices@joliet.gov](mailto:NeighborhoodServices@joliet.gov) or (815) 724-4090

SFR housing providers might also want to speak to their attorney.

