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# CITY OF CHICAGO

## RULES

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### **UNLAWFULLY HAZARDOUS UNITS UNDER THE PROTECTION OF TENANTS IN FORECLOSED RENTAL PROPERTY ORDINANCE**

**LAST UPDATED: 8/13/2015**



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**Mayor Rahm Emanuel**

**Commissioner Judy Frydland**

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BY AUTHORITY VESTED IN THE COMMISSIONER OF BUILDINGS PURSUANT TO SECTIONS 2-22-040(4), 5-14-050 AND THE GENERAL PROVISIONS OF THE MUNICIPAL CODE OF CHICAGO, THE FOLLOWING RULES REGARDING UNLAWFULLY HAZARDOUS UNITS UNDER THE PROTECTION OF TENANTS IN FORECLOSED RENTAL PROPERTY ORDINANCE ARE ADOPTED HEREIN.

By Order of the Commissioner:

Signed:   
Commissioner Judith Frydland

Date: 7/31/15

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# **RULES REGARDING UNLAWFULLY HAZARDOUS UNITS UNDER THE PROTECTION OF TENANTS IN FORECLOSED RENTAL PROPERTY ORDINANCE**

## **ARTICLE I. DEFINITIONS**

**Rule 1.** As used in these rules, unless the context clearly indicates otherwise:

“Foreclosed Rental Property,” “Owner,” “Qualified Tenant,” “Rental Agreement and “Rental Unit” have the meaning ascribed to those terms in section 5-14-020 of the Municipal Code of Chicago.

## **ARTICLE II. UNLAWFUL HAZARDOUS UNIT**

**Rule 2.** For purposes of section 5-14-020, an “Unlawful hazardous unit” means a rental unit in which a hazardous condition based on life safety or sanitation exists and as to which, on the date the owner sends a qualified tenant the written notice required under section 5-14-050(a)(3):

(1) an order to vacate the rental unit, or the building in which the rental unit is located, was issued by: (i) a judge of a court of competent jurisdiction; or (ii) a person authorized to issue an order to vacate pursuant to Sections 13-8-100 or 13-12-120, or any other applicable section, of the Municipal Code of Chicago: or

(2) a proceeding is pending in a court of competent jurisdiction for an order to vacate the rental unit, or the building in which the rental unit is located.

**Rule 3.** No owner shall offer to a tenant, or a prospective tenant, to enter into, extend or renew a rental agreement for any unlawful hazardous unit in a foreclosed rental property.

## **ARTICLE III. GENERAL PROVISIONS**

**Rule 4.** Nothing in these Rules is intended to limit the powers or authority of the City of Chicago, the Department of Buildings or the powers or authority of any other City departments; nor are these Rules intended to relieve any person or entity from full compliance with any other provisions of the Municipal Code of Chicago or other rules and regulations promulgated by the department or any other City department.

**Rule 5.** The commissioner reserves the right to amend these Rules at any time in accordance with law.

**Rule 6.** The provisions of these Rules are severable. If any part of these Rules or Rule is declared invalid or unconstitutional, that declaration shall not affect the part that remains.