

Village of Romeoville

Where Community Matters

Community Development

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John Noak

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Trustees

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Jose (Joe) Chavez
Brian A. Clancy Sr.
Dave Richards
Sue A. Micklevitz
Ken Griffin

Director

Steven W. Rockwell CEcD

February 5, 2013

To Whom It May Concern:

The Village of Romeoville is informing area wide entities, attorneys, and title companies involved in real estate of important requirements for the sale and transfer of foreclosed and vacant residential property within its corporate limits.

The Romeoville Code of Ordinances requires that all property owners abate pending code violations prior to the sale of foreclosed, vacant, and bank-owned properties in the Village.

The owner of the property has two options in order for a sale to be approved by the Village:

- 1) The seller of the property must abate the violation(s) prior to the sale of the property.
- 2) If the Village agrees, the seller notifies the buyer of the pending violation(s) AND the buyer assumes responsibility for abatement of the violation(s) through an affidavit by an assigned compliance date.

In addition, Chapter 93 of the Village Code of Ordinances requires an interior inspection be performed on all vacant properties that have had the public water system disconnected. Water service will not be reconnected until such time as the vacant property has been inspected by the Village and determined to be in compliance with all applicable Village ordinances. Before this inspection can be scheduled, an indoor air quality test must be performed by a certified company and a copy of the report sent to the Village. This is to ensure the safety of the Village Inspectors while on the premises. If this test reveals elevated levels of mold are present in the home, remediation and a subsequent air quality test may be necessary. At the time of the Village inspection, a representative of the property must also be present to grant Village inspectors access into the home. Please contact the Community Development Department for further information on these policies.

Again, any violations identified must be abated prior to any sale of the property or assumed by any buyer of the property who has been notified of these pending violations by the seller. If a buyer is to assume responsibility, the violations can be abated after closing procedures pending Village consent.

Please forward this document to all interested parties.

Sincerely,



Lisa Lynch, Executive Assistant
Interim Foreclosure Mitigation Manager