

# Village of Romeoville

Where Community Matters

Community Development

Director

Steven W. Rockwell CEcD

May 12, 2009

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 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 a property in the Village. *This requirement also applies to foreclosed, vacant, and bank-owned properties being marketed for sale.*

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) 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, a mold air quality test must be performed by a mold testing/remediation 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. At the time of the 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.

Please forward this document to all interested parties.

Sincerely,



Leslie Diedrich  
Foreclosure Mitigation Manager