

**ORDINANCE NO. 2009-12-26**

**AN ORDINANCE AMENDING THE PROPERTY MAINTENANCE CODE**

WHEREAS, the City of Sterling, has heretofore adopted by reference certain provisions of the International Property Maintenance Code and has made certain amendments to said International Property Maintenance Code in Section 18-177 of the City Code; and

WHEREAS, the city council wishes to adopt a certain fee schedule relating to compliance inspections of property subject to the International Property Maintenance Code, and to adopt certain rules and procedures for compliance inspections.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STERLING, ILLINOIS as follows:

That Section 103.5 entitled *Fees* is hereby repealed.

That Section 18-177 of the City Code is hereby amended to include Section 103.5.1, *Fee Schedule*, as follows:

*Section 18-177. Fee Schedule.* Any Code violations identified during a city inspection will be brought to the owner's attention in accordance with Section 107. When a compliance inspection is necessary, the first compliance inspection shall be conducted and a fee charged of \$150.00. If at the time of the first compliance inspection the violation has been corrected and the owner is in compliance, the fee of \$150.00 will be waived. If the Code violations remain uncorrected and additional compliance inspections are required, the second compliance inspection, and all subsequent compliance inspections, will be billed at a rate of \$150.00 for the first hour, and \$75.00 per hour per occurrence for every hour, or fraction thereof, after the first hour.

Further, that Section 18-177 of the City Code is hereby amended to include:

*Section 104.2.1. Rules and Procedures.* The Code Enforcement Division of the Sterling Community Services Department will conduct code compliance inspections of residential and commercial units, buildings, and properties, from time to time as necessary, to promote and protect the health, safety and welfare of the City of Sterling's residents, and to protect and maintain property values by providing for the periodic inspection of such properties to ensure the properties meet the minimum standards established by the City of Sterling, zoning, housing, building, electrical, mechanical, plumbing, fire, and other property and construction related codes and ordinances.

That this Ordinance shall be in full force and effect from and after its passage, publication, and approval as required by law.

Passed this \_\_\_\_\_ day of December, 2009.

Approved this \_\_\_\_\_ day of December, 2009.

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MAYOR

ATTEST:

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CITY CLERK