

VILLAGE OF LYONS Property Inspection Application 4200 S. Lawndale Avenue Lyons, Illinois 60534 Office (708) 442-4500 Fax (708) 442-4432	TOTAL FEE	SCHEDULED INSPECTION
		DATE _____ TIME _____ COPY OF REPORT TO BE: (Please check one or more) <input type="checkbox"/> MAIL TO OWNER <input type="checkbox"/> MAIL TO REALTOR <input type="checkbox"/> FAX TO OWNER <input type="checkbox"/> FAX TO REALTOR

Please Print Legibly

PROPERTY TO BE INSPECTED
Address _____

CURRENT OWNER

NAME _____	HOME TELEPHONE _____	WORK TELEPHONE _____	FAX NUMBER _____
ADDRESS _____		CITY, STATE, ZIP _____	

REALTOR

NAME _____	TELEPHONE _____	FAX NUMBER _____
ADDRESS _____		CITY, STATE, ZIP _____

FEE CALCULATION

Single Family Dwelling	\$100.00	Multi – Dwelling or Apartments (2-11 Units)	\$100.00 1 st Unit \$20.00 each additional unit
Multi – Dwelling or Apartments (12 Units & above)	\$200.00 1 st Unit \$20.00 each additional unit	VACANT PROPERTY INSPECTION FEE	\$500.00
Commercial Units	\$200.00 per 1 st Unit \$50.00 each additional unit		
Industrial	\$200.00 per Unit \$50.00 each additional unit		

GENERAL INFORMATION REGARDING PROPERTY TRANSFER INSPECTION REQUIREMENTS

Required Compliance

It is unlawful to transfer ownership of real property in the Village of Lyons without a certificate of compliance from the Village. A certificate of compliance will not be issued unless an inspection has been performed by the Building & Code Enforcement Department and (1) all violations have been corrected, or, (2) the purchaser has obtained a completed **TRANSFER OF COMPLIANCE RESPONSIBILITY** form from the Village prior to the sale closing. All violations must be corrected by the compliance due date provided on the inspection report, regardless of sale status.

Violations

Violations are those which affect the health, safety and welfare of the building occupants or area residents.
Violations are those which are regulated by the Village Zoning Ordinance .

VIOLETIONS MUST BE CORRECTED PRIOR TO THE COMPLIANCE DUE DATE OR CLOSING, WHICHEVER COMES FIRST.
PROPERTY OWNERSHIP TRANSFER SHALL BE PERMITTED WITH UNCORRECTED VIOLATIONS IN THE EVENT THE PURCHASER OBTAINS A TRANSFER OF COMPLIANCE RESPONSIBILITY AUTHORIZATION FROM THE VILLAGE BUILDING COMMISSIONER. SUCH AUTHORIZATION SHALL BE ON A COMPLETED FORM PROVIDED BY THE VILLAGE AND SIGNED BY THE BUILDING COMMISSIONER. THIS FORM SHALL BE PRESENTED AT CLOSING IN LIEU OF A CERTIFICATE OF COMPLIANCE.

General Disclaimer

The Village of Lyons, its inspectors, employees, agents and officials, does not warrant the condition of real property, structures and systems. No liability is assumed by the Village for inspections or conditions detected or not detected therein. Undetected violations are not excused or otherwise protected from future compliance requirements.

Water Department Requirements

Real property may not be transferred unless a final water bill is paid. To schedule a final water reading, a copy of the Building & Code Department CERTIFICATE OF COMPLIANCE or a completed TRANSFER OF COMPLIANCE RESPONSIBILITY form must be presented to the Water Department. The Water Department will also require a forwarding address for the seller. Final payment is required prior to the close of business on the day of the final reading. Upon remittance of a final payment, the new owner's name will be entered on the water register.