

Good Neighbor Rental Housing Initiative (GNRHI) Residential Rental Property License/Registration

Frequently Asked Questions

What is the Good Neighbor Rental Housing Initiative (GNRHI) and why was it created?

The GOOD NEIGHBOR RENTAL HOUSING INITIATIVE (GNRHI) is a unique concept designed to build and maintain a three-way partnership with property owners, tenants, and the Village. Working together, we have new innovative tools that will help protect an owner's physical property and financial investment, protect responsible renters, as well as protect and enhance neighborhoods. The GNRHI will improve the safety of rental properties, and improve the quality of life for the neighbors of tenants, and the community as a whole. It will promote a strong real estate market, a healthy rental/lease environment, and a thriving business climate.

What are the requirements of the Good Neighbor Rental Housing Initiative?

The GNRHI requires, among other things, annual licensing of every residential rental property (whether occupied or vacant), a property inspection once every three years, and the use of a lease addendum that establishes additional grounds for termination of tenancy and eviction.

How does it benefit me (the property owner)?

Responsible management of a rental property benefits everyone. The Village of South Holland is dedicated to assisting responsible property owners with maintaining aesthetics and keeping illegal activity off their property, as well as proactively enforcing the village code with irresponsible property owners.

Proactive property owners who apply the provisions presented through the GNRHI will improve the quality of their rental business. One benefit comes through decreasing the cost that is associated with irresponsible tenants and criminal activity. The reward for consistency and high standards is a stable and satisfied tenant base, increased demand for occupancy, lower maintenance costs, improved property values, better personal safety for tenants, peace of mind and a community that continues to embrace the Village of South Holland's commitment to faith, family and future.

How does it benefit tenants?

Prospective tenants need to be informed that you, the property owner, are working with the Village of South Holland to keep the community healthy and safe. This fact will provide peace of mind for responsible tenants. The Village of South Holland is dedicated to assisting responsible tenants with having a properly maintained property in which to live, as well as proactively enforcing the village code with irresponsible tenants.

Why do I have to comply?

The ordinance is mandated by law.

How do I register/license my property?

Prior to engaging in the business of renting any residential dwelling unit, every owner of a residential rental property (whether occupied or vacant) shall file with the Village a completed application for licensure within thirty (30) days of notification by the Village of South Holland.

The following forms pertain to the rental housing code and are also available at Village Hall:

- *Instructions – How to Register*
- *License/Registration Form*
- *Good Neighbor Lease Addendum*

Completed form(s) should be returned to the Village of South Holland, GNRHI Coordinator, 16226 Wausau Ave. South Holland, IL 60473. Include the annual \$75.00 fee, payable to Village of South Holland. The *Instructions – How to Register a Property* will help guide you through the process.

How much does a License/Registration cost?

The annual fee is \$75 per dwelling unit. This includes the registration fee and inspection fee.

What information do I need to register?

- Property Identification Number (PIN)
- Property address
- Property owner's name, address, phone, and email address
- Property manager's name, address, phone, and email address – *if applicable
- Total # of occupants residing in the dwelling

- Name, age, date of birth and gender of each adult occupant (age 18 years and older)

When will my license expire?

Every residential rental dwelling license expires **annually on December 31**. A renewal license must be applied for within thirty (30) days prior to the date of expiration.

What if information on my License/Registration Form changes?

If information previously provided to the Village on a License/Registration Form changes, you are required to notify the Village by submitting new (updated) form(s) within ten (10) days of the date of any change. This ensures accuracy of information at all times.

I registered my property, but have since sold it. What should I do?

Registration/License of a residential rental dwelling is non-transferable to another owner. Every person holding a license/registration must give notice in writing to the Village of South Holland within five (5) business days after having legally transferred or otherwise disposed of the ownership or legal control of any registered/licensed property. Such notice must include the name, address and contact information of the person(s) succeeding to the ownership or control of the property.

What if I can't comply?

Fines for non-compliance are \$250 per day, per dwelling unit.

Where can I obtain more information about the code?

While this FAQ provides brief information about the rental housing code, all requirements thereof and penalties for non-compliance are outlined in our brochure entitled *Good Neighbor Rental Housing Initiative, A Property Owner's Guide*. We encourage you to read the guide in its entirety and are confident that you will appreciate the value GNRHI lends to you, your occupants, and our community.

For assistance, feel free to contact the GNRHI Coordinator Monday through Friday, from 8:00 a.m. to 5:00 p.m. at (708) 210-2900 or at GNRHI@southholland.org.
