

### **Crime Free Housing Rental Requirements for Owners/Agents of Rental Housing**

- A rental housing property owner or agent must attend the eight (8) hours “Crime Free Rental Housing” seminar conducted by the Orland Park Police Department. To schedule this seminar call **Crime Free Rental Housing Coordinator at 708-403-6178.**
- A rental application by the Tenant must be completed in the presence of the Owner or Agent.
- All tenants of the rental unit, age 18 years of age or older, must sign the Crime Free lease addendum.
- Each application must require a social security number and date of birth for all tenants and all occupants.
- If any false information is provided on the lease by the prospective tenant is reason for automatic denial of the application.
- For purposes of determining trespassers, the owner/agent will keep a list of all tenant’s vehicle descriptions and plate numbers.
- Any vehicle that is inoperable or in a state of disrepair and not moved within a 24 hour period will be considered abandoned and subject to be towed away. This will be at the owner’s expense. A ten day notice will be provided by the Village of Orland Park as outlined in Village Ordinance Chapter Title 9 Chapter 11. (9-7-11-11 (13)
- The owner or agent of a rental residential property shall provide each tenant or occupant with the name and telephone number of a responsible person, or managing agent, who in emergency situations will be available on a twenty-four (24) hour basis and who has the authority to make repairs as needed.
- The owner/agent must advise all tenants that sub-leasing is not allowed without prior approval of the Owner/Agent to comply with the “Crime Free Rental Housing” requirements.
- The owner of a rental residential property shall inform the tenant or occupant in writing the maximum number person’s allowable by the occupancy standards of the Village of Orland Park Property Maintenance Code.
- All rental units must comply with all standards outlined in the Village of Orland Park Codes and Land Development Codes. The entire Rental Housing Ordinance is available on-line at [www.orland-park.il.us](http://www.orland-park.il.us) Chapter 5 Section 8. Crime Free Rental Housing program physical requirements of a residential rental property are:
  - Deadbolts with 3”screws secured into door framing for strike plates on all unit entry doors.
  - Anti-lift slide devices on sliding doors and windows on the first floor and garden levels.
  - Adequate security lighting for all hallways, entryways, parking lots and common areas.
  - Proper trimming of trees and shrubs, eliminating hiding places.
  - Eye views on entry doors with 180° degree view.
  - All multi unit buildings must have the building address in clear view on the front and back of the building. Single residences must have the building address in clear view on the front of the building.
  - Each of the figures of every such address on any residence or apartment building shall be no less than four inches (4”) in length.
  - All security buzzer entry systems shall be in working order for all units.

### **Frequently asked questions about Crime Free Rental Housing**

#### ***1. I only have one single rental unit, why does the ordinance apply to me?***

Laws regarding rental properties and eviction proceedings can be complicated. Most small property owners operate their rental unit as an investment and may not have the background, information, or experience that would assist them in preventing or dealing with problems on their property. The village has had several cases related to rental condos or single family homes where drug sales, criminal gang activity and severe nuisance problems that adversely impacted the quality of life in the neighborhood have occurred and the property owner was unaware or unable to quickly or effectively resolve the matter. One has no way of knowing if the next renter will become a nightmare for you and the community. The “Crime Free Rental Housing Program” can help you be prepared to prevent problems or be ready to quickly and effectively deal with problems should they occur.

## **2. Why is the seminar 8 hours and what will I learn?**

The Crime Free Rental Housing program was developed in 1992 by the Mesa, Arizona Police Department. Over 1700 communities in 44 states and 4 Canadian provinces have been trained in Crime Free Rental Housing. The information contained in the seminar is a compilation of experience and proven methods from professional rental property managers, lawyers and police officers. Seminar topics include:

- . Explanation of the Village of Orland Park residential rental ordinance.
- . Overview of community policing and village resources available to assist you.
- . Explanation of the Crime Free Lease Addendum with samples provided.
- . Crime prevention and risk management.
- . CPTED (Crime Prevention Through Environmental Design) overview.
- . Applicant Screening information.
- . Active property management and working with the police department.
- . An attorney discusses leases and evictions.
- . Village of Orland Park rental issues/inspections/miscellaneous ordinances.
- . Special investigations officers with gang and drug awareness information.
- . A 190 page workbook and additional valuable handouts and resource information.

## **3. It is difficult for me to attend one whole session for 8 hours.**

In an effort to provide the rental property owner or agent an opportunity to attend the seminar with the least amount of difficulty, we are offering several sessions every month. Seminars are scheduled on weekdays, Saturdays, and split over two (2) evenings.

## **4. I live out of state (or too many miles away), do I have to attend?**

If you live out of state or out of the area, you must have a local individual or "agent" that handles matters related to your rental property. The ordinance does state that the rental property owner or agent shall attend the Crime Free Rental Housing seminar.

## **5. I own more than one unit in the village. How many seminars do I need to attend?**

The property owner or agent need to attend only one seminar regardless of the number of rental units that you own or operate in the Village of Orland Park.

## **6. Does the ordinance require a criminal background check for rental applicants?**

No, but it is strongly recommended. A list of agencies that provide credit and criminal background checks will be provided in the seminar. By requiring a rental application fee from prospective tenants, this cost can be recovered. Many potential renters that have a criminal history or unfavorable credit will not pay the application fee and withdraw their application.

## **7. Does the ordinance require me to evict a tenant for one criminal incident?**

Yes. The ordinance does require the use of a Crime Free Lease Addendum or similar wording in the body of the lease that makes criminal activity a cause for eviction. The ordinance does not mandate an eviction based on all criminal activity. It simply provides the rental property owner the tool and ability to deal with a problem if they choose or need to. The Crime Free Lease Addendum was developed by HUD and is used in section 8 leases utilized by housing authorities. Evictions based on this concept were upheld by the U.S. Supreme Court in 2002 (see *Oakland Housing Authority v. Rucker* and *Department of Housing and Urban Development v Rucker*).

## **8. Doesn't the ordinance promote discrimination or profiling?**

No. The Federal Fair Housing Act, which is discussed during the seminar and contained in the workbook, has seven protected classes. The seven protected classes relate to a persons race, color, national origin, religion, sex, familial status or handicap (disability). A person's behavior is not a protected class. The ordinance is intended to deal with a tenant's or tenants friends and associates criminal or excessive nuisance behavior that is impacting the health, safety, or quality of life of a neighborhood regardless of the tenant's race, ethnic background, or income status. Would you like to live next to a drug dealer, gang member, or renter that has loud and drunken parties every weekend?

## **9. How can I be held responsible for the actions of my tenant?**

A rental property, regardless of size, is in fact a business operation. While the village has the power to declare certain businesses a nuisance, it has the right and responsibility to do the same for troublesome rental properties. The ordinance is designed to provide education and tools to rental property owners that will assist them and empower them to reduce the chances of problems and be prepared to quickly and effectively deal with problem tenants. This will not only assist the village and local neighborhoods, but may also protect the rental property owner from potential loss of rent during a protracted eviction and costly repairs to damaged units.

## **10. Will the rental license be suspended or revoked any time a crime happens?**

No. With the large number of apartments and many single family rental units, it is not possible to track every single incident. However, the units that become excessive in nature by virtue of the type of criminal activity or amount of nuisance activity (as noted in the ordinance) that impacts the quality of life of a neighborhood will be notified. The owners that actively work with the police department in an attempt to resolve the problem should have no concern. The village **will not** automatically suspend or revoke a rental license for a property that meets the nuisance standard. The Village Manager, Police Chief or Development Services Director, upon specific recommendation, may review the

situation and may suspend or recommend revocation for a small percentage of rental property owners who fail to attempt to resolve problems on their property.

**11. Does Crime Free Multi Housing really work?**

YES!! Crime and drug infested properties around the country have seen dramatic decreases in calls for police service after Crime Free Rental Housing was implemented.

Prospective tenants that have criminal backgrounds will usually withdraw their rental application when informed that a criminal background check will be conducted, therefore removing a potential future problem for the owner and neighborhood.

**12. Can I be evicted for calling the police?**

You will not be evicted or penalized for calling the police or other public services and are encouraged to call the police to report any crime or nuisance activity.

The only exception would be if your activities are the cause or reason for the police services.

**13. Can I be evicted or penalized for reporting acts of domestic violence, dating violence, sexual assault or stalking?**

Victims of these crimes or those who report them may not be evicted under this ordinance.