

Sec. - Health and Safety inspection of rental properties.

- (a) Health and Safety inspection. Health and safety inspection, whether singular or plural, means an inspection conducted by a city employee(s), or independent contractor(s) hired by city, authorized by city to conduct health and safety inspections. Health and safety inspections shall be conducted to ensure the health, safety, general welfare, and economic welfare of all city residents by ensuring all rental properties comply with City Code and are not dangerous, unsafe, or nuisance properties. Health and safety inspections may include, but are not be limited to: (1) Fire safety and other safety conditions; (2) Plumbing safety; (3) Drainage safety; (4) HVAC safety; (5) Electrical safety; (6) Kitchen safety; (7) Interior structural safety; (8) Exterior structural safety; (9) Air quality safety; and (10) Absence of rats, mice, termites, bedbugs, etc. Upon passing a health & safety inspection properties are eligible for an occupancy permit.
- (b) All rental properties of any kind located in the City of Lebanon, IL shall be subject to a health and safety inspection.
- (c) Any property subject to a health and safety inspection shall schedule an appointment with the City and permit the City to enter said property to perform the health and safety inspection.
- (d) Any rental property owner / operator / landlord who refuses to sign up for a rental property health and safety inspection and/or refuses to have a rental property health and safety inspection completed, will be subject to an Ordinance Violation and subject to Section 1-14 – General Penalty for violation of Code; continuing Violations.
- (e) Health and safety inspections will remain valid for one year or until of any of the following occurs:
 - 1. Change in tenancy at the rental property occurring after one year
 - 2. Change of ownership of the rental property
 - 3. City revokes or suspends the occupancy permit due to City Code violation
 - 4. The rental property is damaged or destroyed to the extent that it is unsafe or habitable.
- (f) At each change in ownership of rental property a new health and safety inspection must be passed to allow occupancy permits to be issued.
- (g) The City may issue a temporary health and safety inspection certificate or compliance when, in the opinion of the health safety inspector, none of the violations observed threaten life-safety or health. Temporary certificates shall expire no later than 60 days after issuance. Extensions *ARE* contingent upon the Inspectors' recommendation.
- (h) All inspection certificates and occupancy permits are non-transferable.