



Village of Westchester

10300 West Roosevelt Road, Westchester, IL 60154
Phone: (708) 345-0199 • Email: Building@westchester-il.gov

AFFIDAVIT TO ASSUME LIABILITY FOR REPAIRS

Date: _____

Property Address: _____

Sale Inspection Report Date: _____

Closing Date: _____

Purchaser Name: _____

Address: _____

Telephone: _____ **Email:** _____

Will the Westchester address you are purchasing be your mailing address: ☐ Yes ☐ No

If no, provide a mailing address: _____

The above listed Purchaser does hereby affirm and acknowledge receipt of the above referenced sale inspection report and does hereby assume liability for the corrections and repairs on the violations listed therein within sixty (60) days of the closing date, unless extended by the Building Department. All necessary building permits must be applied for and approved prior to the commencement of any corrections or repairs. If the listed violations are not corrected within the sixty (60) day period, the Village will assume all violations are still outstanding and will institute code enforcement action

pursuant to Chapters 1.16 and 14.52.50(1) of the Village Code.

The Purchaser further agrees to contact the Building Department prior to the expiration of the sixty (60) day compliance deadline to schedule a re-inspection. The Purchaser shall grant full access to the property for said re-inspection. A re-inspection must be scheduled prior to issuance of this Affidavit.

The Purchaser further acknowledges that this Affidavit does not constitute a Certificate of Occupancy. A Certificate of Occupancy must be obtained prior to occupation of the Property.

Purchaser Signature

Purchaser Signature

Purchaser Signature

Signed and sworn to before me on this ____ day of _____ 20__ .

Notary Public Signature

AFFIDAVIT FEES

Administrative Fee (14.52.040) _____ \$225

Reinspection Fee (14.52.050) _____ \$125

For any additional re-inspection(s) required beyond the initial re-inspection, an additional fee of one hundred twenty-five dollars shall be charged.

14.52.040 - Fee.

The inspection fee for any such inspection made at the request of any buyer, seller or real estate broker shall be at the following rate schedule, payable in advance at the time of the request:

- {1} Condominium units and single-family units: two hundred twenty-five dollars;
- (2) Two-family or three-family dwelling unit buildings: two hundred seventy-five dollars;
- (3) Buildings with four or more dwelling units: three hundred twenty-five dollars;
- (4) Commercial and industrial buildings: fifteen cents per square foot with a four hundred dollar minimum.

The village shall provide an initial inspection and a subsequent re-inspection for the fees provided in this section. The initial inspection report shall be valid for a period of six months. For any additional re-inspection(s) required beyond the initial and re-inspection, an additional fee of one hundred twenty-five dollars shall be charged.

Temporary certificates of compliance: In addition to the fees listed above, the Village shall, upon issuance of the temporary certificate of compliance, charge an administrative fee of two hundred twenty-five dollars.

{Ord. No. 2017-2225, § 2, 4-5-2017; Ord. No. 2015-2115, § 1, 4-27-2015)

14.52.050 -Temporary certificate of compliance.

In the event that all code violations are not abated and a certificate of compliance is not issued, prior to closing of said property, an owner may sell, transfer or convey real property upon issuance of a temporary certificate of compliance and completion of the following conditions:

- (1) Written confirmation on the part of the buyer, grantee or transferee certifying to the village that such buyer, grantee or transferee has assumed the obligation to abate all violations of the Westchester Municipal Code that pertain to health and safety within sixty days from the time of the issuance of the temporary certificate of compliance. Failure to abate such violations within sixty days shall be deemed a violation of this section, and the buyer, grantee or transferee shall be subject to code enforcement adjudication pursuant to Chapter 2.92 of the Westchester Municipal Code and a fine of not more than seven hundred fifty dollars. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation of this section is committed, continued or permitted; and
- (2) Deposit of the reinspection fee with the village as a prepayment for reinspection following the abatement of all violations.

The village shall have the right to deny a request for a temporary certificate of compliance if, in the sole discretion of the village, it is determined that violations exist that threaten the health and/or safety of the occupants or surrounding residents.