



Municipal Requirements Involving the Inspection of Residential Property

The following chart shows requirements regarding the municipal inspection of single-family homes and rental, multi-family properties. The chart also shows the fee that is associated with the inspection of a single-family home. Fees for apartment buildings and rental properties (not shown here) can vary widely based upon the number of units in a building. Check with the municipality for a schedule of fees.

This chart does not show licensure requirements for rental properties which several municipalities in Illinois include in their Codes. If you are a landlord or a property manager, you should become familiar with any license requirements that may exist in the municipality in which you own/manage rental, residential real estate. However, because of the preemption provision of the Real Estate License Act of 2000 there should be no requirement for a local license in order to be a property manager. If you believe that such a local licensing requirement exists, as opposed to a license requirement for the owner or something similar, please advise your local governmental affairs director so IAR can review the local licensing requirement to determine if it is preempted by the Real Estate License Act.

Please keep in mind that while every effort has been made to ensure the accuracy of this guide, the information is subject to change by the respective municipality – please contact the respective municipality for the most up-to date information.

The information in this chart is current as of June, 2016.

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Municipality	Phone # for More Info	Single-family Home Inspection Requirement; Fee; Other Requirements	Rental Property Inspection Requirement; Frequency
Addison	630/543-4100	Home inspection required prior to closing; No fee; Sewer inspection required & final water bill must be paid	Annual inspection of all units required
Alton	618/463-3532	Home inspection required prior to closing; \$20	Required upon change in occupancy
Arlington Heights	847/368-5000	Home inspection required for new construction only; Fee included with building permit	Annual inspection required
Aurora	630/844-3613	No home inspection requirement; No fee; Final water reading due & bill must be paid	Annual inspection required
Bannockburn	847/945-6080	Transfer compliance inspection—limited to sewer connections; \$100	No requirement
Beach Park	847/746-1770	Zoning inspection required; \$25	Required every two years
Bedford Park	708/458-2067	Home inspection required prior to closing; \$50; Final water bill must be paid	Required upon change in occupancy & annually
Belleville	618/233-6817	Home inspection required prior to closing; \$60	Annual inspection required
Bellwood	708/547-3500	Home inspection required prior to closing; \$125; Final water reading due	Required upon change in occupancy
Bensenville	630/766-8200	Home inspection required prior to closing; \$55	Annual inspection of all units required
Berkeley	708/449-8840	Home inspection required prior to closing; \$300; Sump pump inspection required, water bill, fines and other amounts due must be paid	Required upon sale of building
Berwyn	708/788-2660	Home inspection required prior to closing; \$50; Final water bill must be paid prior to closing	Required upon sale of building
Bethalto	618/377-8051	Home inspection required prior to closing; \$50; includes one follow up inspection	Property owner chooses Tier 1 or 2 inspection: Tier 1 requires an inspection every 3 rd year for a \$20 fee plus one follow up inspection; Tier 2 requires an inspection at change of occupancy for a \$30 fee plus one follow up inspection

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Municipality	Phone # for More Info	Single-family Home Inspection Requirement; Fee; Other Requirements	Rental Property Inspection Requirement; Frequency
Bloomington	309/434-2509	Home inspection required for new construction	Frequency depends on grade of first inspection: Class A – 5 year rotation, Class B – 2 year rotation
Blue Island	708/597-8606	Home inspection required prior to closing; \$100	Annual inspection required
Bolingbrook	630/226-8400	No home inspection requirement; No fee; Final meter reading and all sums due must be paid	Code enforcement unit does pre-occupancy inspection of all rental units
Breese	618/526-7731	Home inspection required prior to closing; Fees vary according to square feet	No requirement
Broadview	708/681-3600	Home inspection required prior to closing; \$175	Required upon change in occupancy
Brookfield	708/485-7344	Village does not perform inspection but a private home inspection is required; \$200	Required prior to change in ownership
Buffalo Grove	847/459-2500	No home inspection requirement; No fee; Final water bill, tickets & invoices must be paid	Fire Department performs routine inspection of building's common areas
Bunker Hill	618/585-4632	Home inspection required prior to closing; \$50	Required upon change in occupancy
Cahokia	618/337-9517	Home inspection required prior to closing; \$50	Annual inspection required
Calumet City	708/891-8110	Home inspection required prior to closing; \$150; Final water bill must be paid prior to closing.	Annual inspection required
Calumet Park	708/389-0850	Home inspection required prior to closing; \$100	Required upon change in occupancy
Carpentersville	847/-426-3439	No home inspection requirement	Inspection of all units required every 3 years
Caseyville	618/344-1234	Home inspection required prior to closing; \$50	Required upon change in occupancy
Champaign	217/403-4790	No home inspection requirement	Common areas inspected annually; Dwelling units inspected on complaint driven basis
Chester	618/826-2326	No home inspection requirement	No requirement

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Municipality	Phone # for More Info	Single-family Home Inspection Requirement; Fee; Other Requirements	Rental Property Inspection Requirement; Frequency
Chicago	312/744-6317	No inspection requirement – Chicago’s Zoning Certification process may necessitate inspection for illegal conversions; \$120 fee for Zoning Cert.; Final water/sewer bill must be pd.	All rental buildings with 4 or more units must be registered with the city; Inspection may occur upon notice from Building Department
Chicago Heights	708/756-5328	Home inspection required prior to closing; \$100; Final water bill must be paid	Required upon change in occupancy
Chicago Ridge	708/425-7700	Home inspection required prior to closing; \$50	Required upon change in occupancy
Cicero	708/656-3600	Home inspection required prior to closing; \$50; Final water bill must be paid prior to closing	Required upon sale of building
Collinsville	618/344-5252	Home inspection required for new construction only prior to occupancy; No fee	No requirement
Columbia	618/281-7144	Home inspection required on single family homes over five years old; \$78	Required upon change in occupancy
Country Club Hills	708/798-2616	Home inspection required prior to closing; \$50	Required upon change in occupancy
Countryside	708/354-1860	Home inspection require prior to closing; \$100	Annual inspection required
Deerfield	847/719-7484	No home inspection requirement	Required every 2 to 3 years
Des Plaines	847/391-5300	No home inspection requirement	Annual inspection and licensing required
Dixmoor	708/385-0319	Home inspection required prior to closing; \$75	Required upon change in occupancy
Dolton	708/201-3295	Home inspection required prior to closing; \$200	Required upon change in occupancy & annually
East Alton	618/259-1185	Home inspection required prior to change in occupancy; \$50	Required upon change in occupancy
East St. Louis	618/482-6811	Home inspection required prior to closing; \$40	Required prior to change in occupancy
Edwardsville	618/692-7537	Home inspection required for new construction only; Fee included with building permit	Required at change in occupancy

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Municipality	Phone # for More Info	Single-family Home Inspection Requirement; Fee; Other Requirements	Rental Property Inspection Requirement; Frequency
Elgin	847/931-6100	No home inspection requirement; No fee; Final water reading & sums due must be paid	Annual inspection required; 2 year extension for no violations
Elmhurst	630-530-3030	No home inspection requirement; No fee; Sump pump inspection required	No requirement
Elmwood Park	708/452-7300	Home inspection required prior to property being listed for sale; No fee; Final water reading & water, sewer & other bills must be paid	Required prior to property being listed for sale
Evanston	847/328-2100	No home inspection requirement; No Fee; Water bill must be paid prior to closing	Inspection required every 5 years
Evergreen Park	708/422-1551	Home inspection required prior to closing; \$50; Final water reading	Annual inspection required
Fairmont City	618/274-4504	Home inspection required for new and existing homes; \$25	Required prior to change in occupancy
Fairview Heights	618/489-2060	Home inspection required prior to closing; \$50	Required upon change in occupancy
Ford Heights	708/758-3131	Home inspection required prior to closing; \$100	Required upon change in occupancy
Forest Park	708/615-6276	Home inspection required prior to transfer of ownership; Fee \$300 / Condo fee \$200	Required prior to transfer of ownership
Fox Lake	847/587-2151	Home inspection required upon change in occupancy; \$50	Required upon change in occupancy
Fox River Grove	847/639-3170	No home inspection requirement	Common areas inspected annually; Dwelling units inspected upon change in occupancy
Franklin Park	847/671-8245	Home inspection required prior to closing; \$100; Order final water bill	Annual inspection of all units required
Freeburg	618/539-5545	Home inspection required prior to closing; \$100	No requirement
Galesburg	309/343-4181	No home inspection requirement	Required of each unit once every 5 years; also if complaint is filed
Glen Carbon	618/288-7502	Home inspection required on new construction only; Fee included with building permit	Required upon change in occupancy

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Municipality	Phone # for More Info	Single-family Home Inspection Requirement; Fee; Other Requirements	Rental Property Inspection Requirement; Frequency
Glen Ellyn	630/469-5000	Home inspection required: a “Clearwater inspection”(sewer connection); fee is \$50	Annual inspection of common areas in multi-family rental buildings
Glendale Heights	630/260-6000	Home inspection required prior to closing; \$100; Water & sewer bills must be paid	Annual inspection of all common areas and 10% of all units
Glenwood	708/758-5155	Home inspection required prior to closing; \$100 Occupancy inspection required; water bill must be paid	Annual inspection required
Godfrey	618/466-1206	Inspection required; Can take place before or after closing; must occur before occupancy;\$30	Required upon change in occupancy
Granite City	618/452-6218	Home inspection required prior to closing; \$50	Required upon change of occupancy & sale of building
Hainesville	847/223-2032	Home inspection required prior to closing; \$40	Required upon change in occupancy & sale of building
Hanover Park	630/372-4200	No home inspection requirement; No fee; Sums due must be paid	Annual inspection of all units required
Hartford	618/251-2681	Home inspection required prior to change in occupancy; \$5	No requirement
Harvard	815/943-6468	No home inspection requirement	Required every 5 years for buildings with 3 or more units that are 30+ years old
Harvey	708/210-5300	Home inspection required prior to closing; \$75; Water bill must be paid	Required upon change in occupancy & annually
Harwood Heights	708/867-7200	Home inspection required prior to closing; \$50; Water bill must be paid	Required upon sale of building
Hazel Crest	708/335-9600	Home inspection required prior to closing; \$100	Required upon change in occupancy & annually
Herrin	618/942-3175	Home inspection required prior to closing; \$10	Required upon change in occupancy
Highland	618/654-7115	Home inspection required for new construction only; Fee included with building permit	No requirement
Highwood	847/432-1924	Home inspection required prior to closing; \$110	Required upon sale of building & annually
Hillside	708/449-6450	Home inspection required prior to closing; \$50	No requirement

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Municipality	Phone # for More Info	Single-family Home Inspection Requirement; Fee; Other Requirements	Rental Property Inspection Requirement; Frequency
Hoffman Estates	847/882-9100	No home inspection requirement; No fee; Water bill must be paid	Inspection of common areas and exterior required every 6 months
Hometown	708/424-7500	Home inspection required prior to closing; \$50	Required upon change in occupancy
Indian Head Park	708/246-3080	Home inspection required prior to closing; \$200	
Island Lake	847/526-8764	Home inspection required prior to closing; \$50	Required upon change in occupancy
Joliet	815/724-4070	No home inspection requirement; No fee; Sums due must be paid; final water reading	Required for each unit once every 2 years
Justice	708/458-2520	Home inspection required prior to closing; \$100	Required prior to occupancy
Lake Forest	847/234-2600	Home inspection required prior to closing; \$150 (generally limited to sewer connections)	Required prior to sale of building
Lake Villa	847/356-6100	No home inspection requirement	Required upon change in occupancy
LaSalle	815/223-6344	No home inspection requirement	Required upon sale of building
Lebanon	618/537-4976	Home inspection required prior to closing; \$100	Required prior to change in occupancy; not more than once per year
Lisle	630/271-4100	No home inspection requirement	Required upon change in occupancy
Lynwood	708/758-6101	Home inspection required two weeks prior to closing; \$100	Required prior to change in occupancy
Lyons	708/447-8886	Home inspection required prior to closing; \$100; Water bill must be paid	Required every 2 years
Madison	618/876-6268	Home inspection required prior to closing; Fee included with occupancy permit	Required upon change in occupancy
Macomb	309/833-4944	Home inspection required for new construction only; Fee included with building permit	Required every 3 years for all rentals
Markham	708/331-4905	Home inspection required prior to closing; \$400	Required prior to change in occupancy

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Municipality	Phone # for More Info	Single-family Home Inspection Requirement; Fee; Other Requirements	Rental Property Inspection Requirement; Frequency
Maryville	618/345-7027	Home inspection required for new construction only; Fee included with building permit	No requirement
Mascoutah	618/566-2964	Home inspection required prior to closing; \$100	Required upon change in occupancy & annually
Matteson	708/283-4900	Home inspection required prior to closing; \$75	Inspection of common areas and exterior required annually
Maywood	708/344-1200	Home inspection required prior to closing; \$90; Water bill must be paid	Required upon change in occupancy & sale of building
McCullum Lake		Annual home inspection required; \$100	No requirement
Melrose Park	708/343-4000	Home inspection required prior to closing; Fee-\$150 (\$250 fee if sold “as is”)	Required upon change in occupancy
Midlothian	708/389-0200	No home inspection requirement	Required every 2 years
Millstadt	618/476-1514	Home inspection required prior to closing; Fee to be determined	Required upon change in occupancy; not more than once per year
Moline	309/797-0470	No home inspection requirement; Conducted on complaint driven basis	Annual inspection required
Monee	708/534-8301	Home inspection required prior to closing; \$50	
Mount Prospect	847/392-6000	No home inspection requirement	100% of rentals inspected every 5 years with 20% per year being the average
New Baden	618/588-3813	Home inspection required prior to closing; \$35	Required upon change in occupancy
Niles	847/588-8000	Home inspection required prior to closing; \$25	Required once every three years
Normal	309/454-9580	Home inspection required for new construction only; Fee included with building permit	Annual inspection of all units required
Norridge	708/453-0800	Home inspection required prior to closing; \$25	Required upon sale of building
North Chicago	847/596-8650	Home inspection required prior to closing; \$50	Required every two years
Northlake	708/343-8700	Home inspection required prior to closing; \$250	Annual inspection of all units required

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Municipality	Phone # for More Info	Single-family Home Inspection Requirement; Fee; Other Requirements	Rental Property Inspection Requirement; Frequency
North Riverside	708/447-4211	Home inspection required prior to closing; \$405; Final water bill must be paid prior to closing	Annual inspection required
Oak Forest	708/687-4050	No home inspection requirement; No fee; Final water bill must be paid	Required upon change in occupancy & annually
Oak Lawn	708/499-7800	No home inspection requirement	Annual inspection required
Oak Park	708/383-6400	No home inspection requirement; No fee; Final water & sewer reading	Inspection required if 4+ units; Biennial inspection of 1/3 of all units is required
O'Fallon	618/624-4500	Home inspection required prior to closing; \$50	Required upon change in occupancy if more than 2 years since last inspection
Olympia Fields	708/503-8000	Home inspection required prior to closing; \$50	Inspection required at change of occupancy
Orland Park	708/403-5300	No home inspection requirement	Inspection required every three years
Palatine	847/358-7500	No home inspection requirement	Annual inspection required in 25% of all units
Park Forest	708/748-1112	Home inspection required prior to closing; \$100; Sums due must be paid	Required upon change in occupancy
Park Ridge	847/318-5200	Home inspection required prior to closing; No fee; Water bill must be paid; Zoning inspection required	Required upon sale of building
Pekin	309/477-2315	No home inspection requirement (only required for new construction)	Inspections performed on a complaint driven basis only
Peoria	309/494-8661	No home inspection requirement(only required for new construction)	No inspection req'd but owner must complete self-inspection checklist with new tenant.
Pontiac	815/844-3396	Home inspection required for new construction only; Fee included with building permit	Inspections performed on complaint drive basis only
Pontoon Beach	618/931-6100	Home inspection required prior to closing; \$100	Required upon change in occupancy
Posen	708/385-0297	Home inspection required prior to closing; \$170	Required upon change in occupancy

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Municipality	Phone # for More Info	Single-family Home Inspection Requirement; Fee; Other Requirements	Rental Property Inspection Requirement; Frequency
Prospect Heights	847/398-6070	No home inspection requirement	Annual inspection required
Quincy	217/228-4500	Home inspection required for new construction only; Fee included with building permit	Inspections performed on a complaint driven basis
Richton Park	708/481-5086	Home inspection required prior to closing; \$75	Required prior to occupancy
Riverdale	708/841-2200	Home inspection required prior to closing; \$200; Water bill must be paid	Required upon change in occupancy
River Forest	708/366-8500	Home inspection required prior to closing; No fee; Water reading required; Zoning inspection required	Required upon sale of building
River Grove	708/453-8000	Home inspection required prior to closing; \$50; Water bill & other sums due must be paid	Required every 3 years & upon sale of building
Riverside	708/447-2700	Home inspection required prior to closing; \$200; must submit a plat of survey	Required upon sale of building
Robbins	708/385-8940	Home inspection required prior to closing; \$240	Required at change of occupancy.
Rock Island	309/732-2910	Home inspection required for new construction only; Fee included with building permit	Frequency depends on grade of first inspection: Grade A – 4 years, Grade B – 3 years, Grade C – 2 years, Grade D- annually
Rolling Meadows	847/394-8500	No home inspection requirement; No fee; Water & sewer bills must be paid	Required once every 3 years; unless violations exceed requirements
Round Lake Beach	847/546-2351	Home inspection required prior to closing; \$60	Annual inspection required
Round Lake Heights	847/546-1206	Home inspection required prior to closing; \$75	Required upon change in occupancy
Round Lake Park	847/546-2790	Home inspection required prior to closing; \$75	Required annually
Roxana	618/254-4709	Home inspection required prior to closing; \$35	Required upon change in occupancy
Sauk Village	708/758-3330	Home inspection required prior to closing; \$50	Required upon change in occupancy & annually
Schaumburg	847/895-4500	No home inspection requirement; No fee; Water bill must be paid	Annual inspection of all units required

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Municipality	Phone # for More Info	Single-family Home Inspection Requirement; Fee; Other Requirements	Rental Property Inspection Requirement; Frequency
Schiller Park	847/678-2550	No home inspection requirement	Annual inspection required for buildings with 3 or more flats
Shiloh	618/632-1022	Home inspection required prior to closing for new (free) & existing homes (\$50)	Required upon change in occupancy if more than 1 year since last inspection
Skokie	847/673-0500	No requirement but rented single-family homes are inspected at point-of-sale; \$50	Annual inspection required
South Beloit	815/389-3023	Inspection required for sanitary "backflow preventer"	No requirement
South Chicago Heights	708/755-1880	Home inspection required prior to closing; \$175	Required upon change in occupancy & annually
South Holland	708/210-2900	No home inspection required	Required every three years
South Roxana	618/254-9867	Home inspection required prior to closing; \$35 for new & existing structures	Required upon change in occupancy
Sparta	618/443-2917	Home inspection required prior to closing; \$30	Required upon change in occupancy
Steger	708/754-3395	Home inspection required prior to closing; \$50	Required upon change in occupancy
Stickney	708/749-4400	Home inspection required prior to closing; \$25; Final water reading 3 days before closing	Annual inspection required
Stone Park	708/345-5550	Home inspection required prior to closing; \$50; Final water reading	Required upon change in occupancy & annually
Streamwood	630/837-0200	No home inspection requirement; No fee; Water bill must be paid	Required upon change in occupancy & annually
Summit	708/563-4823	Home inspection required prior to closing; \$50	Required upon sale of building
Swansea	618/234-0044	Home inspection required for new construction only; Fee included with building permit	No requirement
Troy	618/667-8734	No home inspection requirement	Required upon change in occupancy
University Park	708/534-4811	Home inspection required prior to closing; \$250; all sums due must be paid	Required upon change in occupancy

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Municipality	Phone # for More Info	Single-family Home Inspection Requirement; Fee; Other Requirements	Rental Property Inspection Requirement; Frequency
Urbana	217/384-2430	No home inspection requirement	Inspections are required; frequency varies depending on the number of violations in previous inspection
Valmeyer	618/935-2131	Inspection required- can occur before or after closing; must occur before occupancy	Inspection required upon change in occupancy
Vandalia	618/283-1112	Home inspection required prior to closing; Fee included with building permit	No requirement
Venice	618/877-2412	Home inspection required prior to closing; \$35	Required upon change in occupancy
Villa Park	630/834-8505	Home inspection required prior to closing; \$50; inspection is to uncover illegal storm water connections	Annual inspection of exterior and all interior common areas required
Waterloo	618/939-8600	Home inspection required for new construction only; \$275	Required upon change in occupancy
Wauconda	847/526-9600	Home inspection required prior to closing; \$75	Required upon change in occupancy and ownership
Waukegan	847/599-2500	Home inspection required at time of listing; \$100	Annual inspection of all units required
Westchester	708/345-0020	Home inspection required prior to closing; \$125; Final water reading due	Required upon change in occupancy
West Chicago	630/293-2200	Home inspection required prior to closing; \$200	Required upon sale of building & annually
Wheeling	847/459-2600	No home inspection requirement	Annual inspection of all units required
Winthrop Harbor	847/872-3846	No home inspection requirement	Fire Marshall inspects safety conditions of units
Wood River	618/251-3100	Home inspection required prior to closing; \$35	Required upon change in occupancy
Worden		Home inspection required prior to closing; \$75	Required upon change in occupancy