

Village of Indian Head Park
201 Acacia Drive, Indian Head Park, IL 60525
Phone (708) 246-3137
Fax (708) 246-7094
Website: www.indianheadpark-il.gov

Everything you need to know about resale inspections.

Pursuant to Ordinance #2011-6, a resale inspection ordinance was enacted by the Village on August 11, 2011 which requires a property inspection prior to the sale of a property. The inspection shall include, but may not be limited to: (1) proper and legal use and/or uses conforming to those regulations for the zoning district in which the building and/or structure is located; (2) any illegal construction work not done under a Village permit; (3) failure to install and maintain fire safety devices as required by state law and; (4) failure to comply with any other applicable codes, rules, ordinances or laws of the Village or any other governing body with jurisdiction.

Resale inspections protect the community's health, safety and property values by requiring a minimum standard for housing at the time of any transfer of ownership. The resale inspection process can be very simple if you plan ahead and observe the following:

Resale Inspections:

1. Is the responsibility of the seller to schedule.
2. Must be completed within sixty (60) days prior to closing.
3. Are not guaranteed if you wait until the week of the closing to schedule the inspection.

Don't Forget to:

- ✓ Complete your resale inspection application thoroughly.
- ✓ Make sure your water bill is paid to date and that all other payments due to the Village have been paid.
- ✓ Schedule your inspection in advance of your closing.
- ✓ See Village checklist for items to be inspected.

Resale Inspection fees:

Resale Inspection (residential property not owned by a financial institution) \$200.00 per inspection

Resale Inspection (financial institution owned property) \$500.00 per inspection

Resale Inspection (condominiums) \$100.00 per inspection

Resale Inspection (commercial property) \$400.00 per inspection

Should additional inspections be needed, a re-inspection fee will be required.

Exemptions

If a property owner is placing real estate in a trust without selling the property, the property owner is exempt from compliance with the resale inspection ordinance requirements but must still obtain the resale stamp at no cost.