

# SPRINGFIELD CITY COUNCIL SEEKS TO MOVE FORWARD WITH A LANDLORD/NON-OWNER OCCUPIED REGISTRATION

THIS INCLUDES ALL COMMERCIAL PROPERTIES

**Please read the letter from the SALA Board in this notice before you contact any official.** Be professional. Do not speak in anger. Be kind. Be knowledgeable. The objective is to open the discussion and educate alderman and the mayor on the reasons why you are against registration and why registration will be ineffective in solving all the reasons mentioned in the council meeting as well as other interest groups' perceived reasons for the need for registration.

## CONTACT INFORMATION:

Mayor: Jim Langfelder [217 789-2200](tel:2177892200) [Jim.Langfelder@CWLP.com](mailto:Jim.Langfelder@CWLP.com) (you can email the mayor and ask that your concerns be forwarded to ALL aldermen/alderwomen).

Council Coordinator's office (call this number for Alderman) [217 789-2151](tel:2177892151) (You can call this number to relay a message be sent ALL aldermen/alderwomen)

Ward 1 Alderman: Chuck Redpath [redpath.chuck@mhsil.com](mailto:redpath.chuck@mhsil.com)

Ward 2 Alderman: Gail Simpson [217-836-3522](tel:2178363522) [gldst4lif@aol.com](mailto:gldst4lif@aol.com)

Ward 3 Alderman: Dorris Turner [217-544-0517\(home\)](tel:2175440517) [217-202-8095 \(cell\)](tel:2172028095) [cdt2100@aol.com](mailto:cdt2100@aol.com)

Ward 4 Alderman: John Fulgenzi [217-899-8958](tel:2178998958) [johnsandyf@hotmail.com](mailto:johnsandyf@hotmail.com)

Ward 5 Alderman: Andrew Proctor [217-891-6647](tel:2178916647) [andrewproctor81@outlook.com](mailto:andrewproctor81@outlook.com)

Ward 6 Alderman: Kristin DiCenso [217-494-2975](tel:2174942975) [kdicenso@yahoo.com](mailto:kdicenso@yahoo.com)

Ward 7 Alderman: Joe McMenamin [217-787-2297](tel:2177872297) [joeforward7@aol.com](mailto:joeforward7@aol.com)

Ward 8 Alderman: Erin Conley [217-220-2959](tel:2172202959) [erinforward8@gmail.com](mailto:erinforward8@gmail.com)

Ward 9 Alderman: Jim Donelan [217-741-7066](tel:2177417066) [jimdonelanward9@gmail.com](mailto:jimdonelanward9@gmail.com)

Ward 10 Alderman: Ralph Hanauer [217-679-5555](tel:2176795555) [hanauerward10@gmail.com](mailto:hanauerward10@gmail.com)

Dear SALA member/ Property Owner,

During the Springfield City Council meeting on June 25, 2019 an alderman started the discussion of Landlord Registration (Non-Owner occupied registration) which resulted in another alderman stating they will move quickly with landlord registration in the City of Springfield. The same alderman also stated they all made a promise during an election forum held by a community interest group to enact such registration. Several members of the council made comments of agreement.

**While the Springfield City Council may certainly have a notion of their INTENDED consequences of such a registration, and not realize the unintended consequences, the burden to continue to "Improve our community" is up to landlords more than ever.**

## WHAT IS LANDLORD REGISTRATION?

While called landlord registration, it might not be just landlords but also owners of non-owner occupied properties. The owner would be required to register each property with the city within a specified time, and not just single-family houses. Apartment buildings, commercial buildings, office buildings, and pretty much every type of property could be subject to registration if it's not a property occupied by the owner.

Why is SALA opposed to a landlord registration or non-owner occupied registration? Because the City of Springfield has already enacted strong ordinances to address every concern expressed by Council members. In some instances, laws enacted by the State of Illinois can be used to address their concerns as well.

Below are only a very few reasons that you may use when you call, email or write city officials; please include your own reasons. Many of you have been investors or landlords for years and know more than most of us! Just be informed when you speak to any official and note that only SALA's President Greg and Vice President have the authority to speak on BEHALF of SALA. You are speaking on behalf of yourself and the business you are engaged in. If you have called, emailed or written a letter once and have another reason why this type of registration does not work-repeat your actions but try not to be perceived as harassing.

- The Sangamon County Recorder's office already maintains a detailed and public database of all property owners in Sangamon County complete with the property owners name and address. There is NO need for an additional database. The city may continue using the property tax billing addresses.
- A new registration program means listings of registered properties and the landlord's contact information will be available for public inspection. While the tenant may have the right to know the name and contact information of her landlord, making this information available to the tenant's neighbors could result in harassment of the landlord.
- Registration will not address problems with vacant or abandoned properties that accumulate trash, are occupied by squatters, or homeless people. There are state laws and city ordinances to combat trash dumping and trespassing. This is a legal issue, not a landlord responsibility issue. Most landlord-owned property does not fall into this category.
- Policing disruptive or illegal activity is the responsibility of the Springfield Police Department, not the landlord. A lease agreement stipulates proper conduct of tenants but does not contain an enforcement mechanism beyond eviction which affords the tenant a legal process that may drag on for months.
- Real estate investors may choose to avoid investing in cities where government regulations like landlord/non-owner occupied registration are in place. This results in more blighted/boarded up properties remaining on the market longer or eventually torn down. NOTE: FORECLOSED PROPERTIES ARE ALMOST ALWAYS OWNER OCCUPIED.
- Fees generated by landlord registration can make affordable housing for many families even more difficult to find and could result in increased homelessness.
- The potential for a tenant's 4<sup>th</sup> Amendment rights to be violated exists if registration requires inspections by city inspectors. The city may not penalize (i.e. fine, fee or condemn a property) the tenant or the property owner for the tenant exercising their right to refuse or for the failure of a tenant to give permission for an inspection of the property. Once a lease is signed, the tenant is the only one who can permit an inspection from the city.

Thank you for your time and attention to this issue,

SALA Board