

# Multiple Unit Building Registration

**Multiple Unit Building Registration:** The City requires that the owner of any residential rental property over 4 units register the building with the Department of Buildings by February 1 each year, with the exception of those buildings subject to the Illinois Condominium Property Act. Owners pay a \$10 annual registration fee for each building at the time of registration.

### Background

Approximately 22,000 buildings are currently registered with the City. An estimated 13,000 buildings are exempt under the condo provisions of the ordinance. The purpose of the registration and fee is to maintain a central database of all residential rental properties in the City for regulatory purposes.

### Revenue Impact

Current revenue from the registration fee is approximately \$230,000. Including buildings subject to the Illinois Condominium Property Act could yield an estimated \$160,000. Implementing these changes and doubling the fee to \$20 per year could yield an estimated \$550,000.

	Units	Revenue at current fee (\$10)	Revenue with fee increase (\$20)
<b>Approximate # of paying buildings</b>	22,000	\$230,000	\$460,000
<b>Estimated # of exempted buildings</b>	13,000	\$130,000	\$260,000

### Legal Authority

Increasing the multiple unit building registration fee is within the City's authority. It would require an amendment to MCC 13-10-040.

### Other Cities

Other major cities have similar registration fees. Following are a few examples:

- New York, NY: \$13 rental property registration fee applies to all rental properties with three or more units or any building that is not owner-occupied.
- Nashville, TN: \$10 rental property registration fee is applied to all owners of rental properties, regardless of the number of properties owned.
- Raleigh, NC: \$15 rental property registration fee applies to buildings with three or fewer units, \$25 fee applies to buildings with 4-20 units, and \$50 fee applies to buildings with more than 20 units.