



Village of Skokie

Residential Rental Unit Standards and Neighborhood Integrity Ordinance

Residential Rental Unit Crime Free Lease Addendum

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In early 2014 the Village Board approved a Residential Rental Unit Standards and Neighborhood Integrity ordinance to help protect and strengthen neighborhoods throughout the community. One of the key components of the program is the mandatory use of a Crime-Free Lease Addendum for each rental unit that is leased to help prevent illegal activity on rental property. Any owner entering into a rental lease or entering a lease agreement without a formal written lease must utilize a Crime-Free Lease Addendum. The crime-free lease requirement ensures a uniform standard of communication of expectations and responsibilities in the landlord-tenant relationship. By signing the Crime-Free Lease Addendum, the landlord and tenant agree that if a crime is committed the landlord may void the lease and the tenant may be subject to eviction proceedings. It also provides an avenue for the Village to assist in the process.

1. Where can I get a copy of the Crime-Free Lease Addendum?

A copy of the lease addendum may be obtained from the Property Standards Division of the Community Development Department or by calling 847/ 933-8224. A copy of the lease addendum may also be obtained from the Village website at www.skokie.org.

2. If a written lease is not used is the addendum still required?

Yes. All lease situations require that the tenant sign a Crime Free Lease Addendum even if there is not a written lease.

3. Do I need to use the Village's Crime Free Lease Addendum or can I use one in a standard lease?

All tenants must sign the lease addendum that was developed by the Village's Corporation Counsel's Office. This addendum clearly establishes expectations between the property owner and tenant and addresses crime and nuisance issues which are of concern in the Village of Skokie.

4. My current tenant leases do not contain a Crime-Free Lease Addendum. Do I need to have these tenants sign an addendum?

Yes. All current tenants must also sign the Village's Crime-Free Lease Addendum.

5. What are the Village requirements regarding keeping a copy/record of the lease addendum?

This addendum must be kept by the owner with the lease and other required documents that may be requested by the Police Department if a situation develops at a rental unit.

6. What are my obligations as landlord if my tenant is involved in criminal activity?

By using the crime-free lease addendum, the landlord and tenant agree that if the tenant commits a felony or a Class A misdemeanor at least twice in one year, the landlord may void the lease and the tenant may be subject to eviction procedures.

7. What assistance will the Village give landlords in enforcing the Crime-Free Lease Addendum?

Whenever an owner is proceeding with an eviction pursuant to ordinance requirements, the owner may request that the Village of Skokie Corporation Counsel or designee appear before the court or prepare a written submission when there is a hearing on the eviction, not to represent the owner, but to support the eviction proceeding pursuant to the terms of this Code. The decision to appear is at the discretion of the Corporation Counsel. The Police Department also will send notices of tenant criminal activity to owners of registered rental units, if that information becomes available to the Police Department.

Please visit or call the Property Standards Division of the Community Development Department at 847/933-8224 if you have any questions regarding the Residential Rental Unit Crime Free Lease Addendum.