

**THE CITY OF NORTH CHICAGO
LAKE COUNTY, ILLINOIS**

**ORDINANCE
NO. 2020- 07**

**AN ORDINANCE REPEALING AND REPLACING CHAPTER 12 OF TITLE 12 OF THE
CITY CODE OF THE CITY OF NORTH CHICAGO,
TO ADOPT REGISTRATION AND MAINTENANCE REQUIREMENTS FOR FORECLOSED OR VACANT PROPERTIES**

Passed by the Corporate Authorities, March 16, 2020

Printed and Published, March 16, 2020

Printed and Published in Pamphlet Form
By Authority of the Corporate Authorities

CITY OF NORTH CHICAGO
LAKE COUNTY, ILLINOIS

I hereby certify that this document
was properly published on the date
stated above.


City Clerk

BE IT ORDAINED by the Mayor and City Council of the City of North Chicago, Lake County, Illinois, in exercise of its home rule powers **THAT**:

**AN ORDINANCE REPEALING AND REPLACING CHAPTER 12 OF TITLE 12 OF THE
CITY CODE OF THE CITY OF NORTH CHICAGO,
TO ADOPT REGISTRATION AND MAINTENANCE REQUIREMENTS FOR FORECLOSED OR VACANT PROPERTIES**

2020 - 07

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

The City Council desires to protect the public health, safety, and welfare of the citizens of the incorporated area of the City of North Chicago ("City") and maintain a high quality of life for the citizens of the City through the maintenance of structures and properties in the City. The City Council recognizes foreclosed mortgaged properties and vacant properties (hereinafter referred to as "Registrable Properties") located throughout the City lead to a decline in community and property value; create nuisances; lead to a general decrease in neighborhood and community aesthetic; create conditions that invite criminal activity; and foster an unsafe and unhealthy environment. The City Council has already adopted property maintenance codes to regulate building standards for the exterior of structures and the condition of the property as a whole and previously adopted a vacant building registration program, but wishes to update and streamline such regulations in an effort to improve the implementation, administration and enforcement of standards combatting the negative externalities presented by Registrable Properties. The City Council recognizes in the best interest of the public health, safety, and welfare a more regulated method is needed to discourage Registrable Property Owners and Mortgagees from allowing their properties to be abandoned, neglected or left unsupervised; and

The City Council has a vested interest in protecting neighborhoods against decay caused by Registrable Property and concludes that it is in the best interests of the health, safety, and welfare of its citizens and residents to update registration requirements of Registrable Property located within the City to discourage Registrable Property Owners and Mortgagees from allowing their properties to be abandoned, neglected or left unsupervised.

Section 2. AMENDMENT.

The City Code of the City of North Chicago is hereby amended by repealing, in its entirety, Chapter 12 of Title 12, entitled "Vacant Building Registration" and replacing it, in its entirety, with Chapter 12 of Title 12 entitled "Registration of Foreclosed Mortgaged Property and Vacant Property", in the form described in Exhibit A, attached hereto and incorporated as through fully recited herein. The City Council expressly declares that, notwithstanding the amendments herein described, all violations and liabilities which accrued under the previous version of Chapter 12 of Title 12, Vacant Building Registration, shall survive this amendment and remain fully enforceable by the City as if the former code was still in effect.

Section 4. SEVERABILITY.

It is hereby declared to be the intention of the City that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance.

Section 5. REPEALER.

All ordinances or parts of ordinances in conflict herewith, are hereby repealed and replaced.

Section 6. EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

PASSED AND APPROVED THIS 16TH DAY OF MARCH, 2020

AYES: Mayfield, Evans, Markham, Runnels, January
NAYS: None
ABSENT: Fisher, Allen


LEON ROCKINGHAM, JR., Mayor

ATTEST:

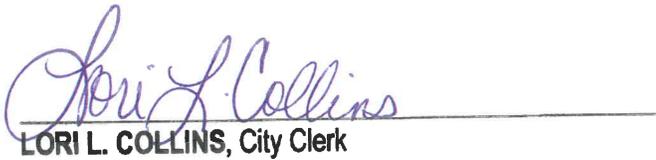

LORI L. COLLINS, City Clerk

EXHIBIT A
TITLE 12, CHAPTER 12
REGISTRATION OF FORECLOSED MORTGAGED PROPERTY AND VACANT PROPERTY

TITLE 12 - BUILDING REGULATIONS

CHAPTER 12 - REGISTRATION OF FORECLOSED MORTGAGED PROPERTY AND VACANT PROPERTY SECTION:

12-12-1: PURPOSE AND INTENT:

It is the purpose and intent of the City Council to establish a process to address the deterioration, crime, and decline in value of City neighborhoods caused by property with foreclosed mortgages located within the City, and to identify, regulate, limit and reduce the number of these properties located within the City. It has been determined that Owner-occupied structures are generally better maintained when compared to vacant structures, even with a diligent off-site property Owner. Vacant structures or structures owned by individuals who are economically strained and unable to meet their mortgage obligations are often not properly or diligently maintained, which contribute to blight, declined property values, and have a negative impact on social perception of the residential areas where they are located. It is the City Council's further intent to establish a registration program as a mechanism to help protect neighborhoods from becoming blighted through the lack of adequate maintenance of properties that are in Foreclosure or Foreclosed, and to provide a mechanism to avert foreclosure actions through timely intervention, education, or counseling of property Owners. This Chapter shall be liberally construed to effect its purposes.

12-12-2: DEFINITIONS:

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

Default shall mean that the mortgagor has not complied with the terms of the mortgage on the property, or the promissory note, or other evidence of the debt, referred to in the mortgage.

Enforcement Officer shall mean any law enforcement officer, building official, zoning inspector, code enforcement officer, fire inspector, building inspector, or other person authorized by the City to enforce the applicable code(s).

Evidence of Vacancy shall mean any condition that on its own, or combined with other conditions present, would lead a reasonable person to believe that the property is vacant. Such conditions may include, but are not limited to: overgrown and/or dead vegetation; past due Utility notices and/or disconnected Utilities; accumulation of trash junk or debris; abandoned vehicles, auto parts and/or materials; the absence of furnishings and/or personal items consistent with habitation or occupancy; the presence of an unsanitary, stagnant swimming pool; the accumulation of newspapers, circulars, flyers and/or mail; statements by neighbors, passers-by, delivery agents or government agents; and/or the presence of boards over doors, windows or other openings in violation of applicable code.

Foreclosure or Foreclosure Action shall mean the legal process under the Illinois Mortgage Foreclosure Law, 735 ILCS 5/15-1101 *et seq.*, by which a Mortgagee, or other lien holder, terminates or attempts to terminate a property Owner's equitable right of redemption to obtain legal and equitable title to the Real Property pledged as security for a debt or the Real Property subject to the lien. The legal process is not concluded until the property obtained by the Mortgagee, lien holder, or their designee, by certificate of title,

or any other means, is subsequently sold to a non-related bona fide purchaser in an arm's length transaction to satisfy the debt or lien.

Mortgage shall have the meaning ascribed to it in Section 15-1207 of the Illinois Mortgage Foreclosure Law, 735 ILCS 5/15-1207, as amended from time to time.

Mortgagee shall mean the creditor, including but not limited to, trustees; mortgage servicing companies; lenders in a mortgage agreement; any agent, servant, or employee of the creditor; any successor in interest; or any assignee of the creditor's rights, interests or obligations under the mortgage agreement; or any other person or entity with the legal right to foreclose on the Real Property, excluding governmental entities.

Owner shall mean every person, entity, or Mortgagee, who alone or severally with others, has legal or equitable title to any Real Property as defined by this Chapter; has legal care, charge, or control of any such property; is in possession or control of any such property; and/or is vested with possession or control of any such property. The Property Manager shall not be considered the Owner.

Property Manager shall mean any party designated by the Owner as responsible for inspecting, maintaining and securing the property as required in this Chapter.

Real Property shall mean any residential, commercial, institutional, industrial or agricultural land and/or buildings, leasehold improvements and anything affixed to the land, or portion thereof identified by a property parcel identification number, located in the City limits.

Registrable Property shall mean:

- a. Any Real Property located in the City, whether vacant or occupied, that is encumbered by a mortgage subject to an ongoing Foreclosure Action by the Mortgagee or Trustee, has been the subject of a Foreclosure Action by a Mortgagee or Trustee and a Judgement has been entered, or has been the subject of a Foreclosure sale where the title was transferred to the beneficiary of a mortgage involved in the Foreclosure said transfer has been confirmed by a court order, and any properties transferred under a deed in lieu of foreclosure/sale (each shall be known as "**Foreclosed Property**"). The designation of a "foreclosure" property as "registrable" shall remain in place until such time as the property is sold to a non-related bona fide purchaser in an arm's length transaction or the Foreclosure Action has been dismissed; or
- b. Any property that is vacant for more than sixty (60) days or that is subject to any cancellation or termination of Utilities and Services, as defined herein, whichever occurs first ("**Extended Vacant Property**").

Registry shall mean a web-based electronic database of searchable Real Property records, used by the City to allow Mortgagees and Owners the opportunity to register properties and pay applicable fees as required in this Chapter.

Semi-Annual Registration shall mean six (6) months from the date of the first action that requires registration, as determined by the City, or its designee, and every subsequent six (6) months. The date of the initial registration may be different than the date of the first action that required registration.

Utilities and Services shall mean any utility and/or service that is essential for a building to be habitable and/or perform a service necessary to comply with all City codes. This includes, but is not limited to, electrical, gas, water, sewer, lawn maintenance, pool maintenance, and snow removal.

Vacant shall mean any parcel of land in the City that contains any building or structure that is not lawfully occupied, provided that such definition shall not include unoccupied buildings that are (i) undergoing construction, renovation or rehabilitation, (ii) in compliance with all applicable statutes, ordinances, codes, regulations and permits, and (iii) for which construction, renovation or rehabilitation is proceeding diligently to completion.

12-12-3: APPLICABILITY AND JURISDICTION:

This Chapter applies to Real Property in Foreclosure and Vacant Real Property within the City.

12-12-4: ESTABLISHMENT OF A REGISTRY:

The City, or its designee, shall establish a registry cataloging each Registrable Property within the City, containing the information required by this Chapter.

12-12-5: INSPECTION AND REGISTRATION OF FORECLOSED PROPERTY:

- A. Any Mortgagee who holds a mortgage on Real Property located within the City shall perform an inspection of the property upon default by the mortgagor as evidenced by the filing of a Foreclosure Action, provided that said mortgage authorizes such a right to inspect, a lawful court order is entered permitting such an inspection, or such an inspection is consented to by a person of majority age with a legal right to occupy said Real Property.
- B. Property inspected pursuant to subsection (a) above that remains in Foreclosure shall be inspected every thirty (30) days by the Mortgagee or Mortgagee's designee. If an inspection shows a change in the property's occupancy status the Mortgagee shall, within ten (10) days of that inspection, update the occupancy status of the property registration.
- C. Within ten (10) days of the date any Mortgagee files a Foreclosure Action, the Mortgagee shall register the Real Property with the City Registry, and, at the time of registration, indicate whether the property is Vacant, and if so shall designate in writing a Property Manager to inspect, maintain, and secure the Real Property subject to the mortgage under a Foreclosure Action. A separate registration is required for each Foreclosed Property, regardless of whether it is occupied or vacant.
- D. Initial registration pursuant to this section shall contain at a minimum the name of the Mortgagee, the mailing address of the Mortgagee, e-mail address, telephone number and name of the Property Manager and said person's address, e-mail address, and telephone number.
- E. At the time of initial registration each registrant shall pay a non-refundable Semi-Annual Registration fee of three hundred dollars (\$300.00) for each Foreclosed Property. Subsequent non-refundable Semi-Annual renewal registrations of properties and fees in the amount of three hundred dollars (\$300.00) are due within ten (10) days of the expiration of the previous registration. Said fees shall be used to offset the costs of: (1) registration and registration enforcement, (2) code enforcement and mitigation related to Registrable properties, (3) post-closing counseling and Foreclosure intervention limited to Owner-occupied persons in Default, which may not include cash and mortgage

modification assistance, and (4) for any related purposes as may be adopted in the policy set forth in this Chapter.

- F. Each individual property on the Registry that has been registered for twelve (12) months or more prior to the Effective Date shall have thirty (30) days to renew the registration and pay the non-refundable three hundred dollars (\$300.00) Semi-Annual Registration fee. Properties registered less than twelve (12) months prior to the Effective Date shall renew the registration every six (6) months from the expiration of the original registration renewal date and shall pay the non-refundable three hundred dollars (\$300.00) Semi-Annual Registration Fee.
- G. If the mortgage and/or servicing on a Registrable Property is sold or transferred, the new Mortgagee is subject to all the terms of this Chapter. Within ten (10) days of the transfer, the new Mortgagee shall register the property or update the existing registration. The previous Mortgagee(s) will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that Mortgagee's involvement with the Registrable Property.
- H. If the Mortgagee sells or transfers the Registrable Property in a non-arm's length transaction to a related entity or person, the transferee is subject to all the terms of this Chapter. Within ten (10) days of the transfer, the transferee shall register the property or update the existing registration. Any and all previous unpaid fees, fines, and penalties, regardless of who the Mortgagee was at the time registration was required, including, but not limited to, unregistered periods during the Foreclosure process, are the responsibility of the transferee and are due and payable with the updated registration. The previous Mortgagee will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that Mortgagee's involvement with the Foreclosed Property.
- I. If the Foreclosed Property is not registered, or the registration fee is not paid within thirty (30) days of when the registration or renewal is required pursuant to this section, a late fee equivalent to ten percent (10%) of the Semi-Annual Registration fee shall be charged for every thirty-day period (30), or portion thereof, the property is not registered and shall be due and payable with the registration.
- J. This section shall also apply to properties that have been the subject of a foreclosure sale where title is transferred to the Mortgagee as well as any properties transferred to the Mortgagee under a deed in lieu of foreclosure or by any other legal means.
- K. Properties subject to this section shall remain subject to the Semi-Annual Registration requirement, and the inspection, security, and maintenance standards of this section as long as the property remains Registrable Property.
- L. Failure of the Mortgagee and/or property Owner of record to properly register or to modify the registration to reflect a change of circumstances as required by this ordinance is a violation of this Chapter and shall be subject to enforcement by any of the enforcement means available to the City.
- M. If any property is in violation of this Chapter the City may take the necessary action to ensure compliance with and/or place a lien on the property in the amount of a fine imposed by a Hearing Officer pursuant to the City's administrative adjudication system or by a court of competent

jurisdiction, and any additional cost incurred by the City, including legal fees, to bring the Registrable Property into compliance with the City Code.

12-12-6: INSPECTION AND REGISTRATION OF EXTENDED VACANT PROPERTY:

- A. Any Owner of Extended Vacant Property located within the City shall within ten (10) days after the property becomes Extended Vacant Property, or within ten (10) days after assuming ownership of Extended Vacant Property,, register the Real Property with the City Registry.
- B. Initial registration pursuant to this section shall contain at a minimum the name of the Owner, the mailing address of the Owner, e-mail address, and telephone number of the Owner, and if applicable, the name and telephone number of the Property Manager and said person's address, e-mail address, and telephone number.
- C. At the time of initial registration each registrant shall pay a non-refundable Semi-Annual Registration fee of three hundred dollars (\$300.00) for each Extended Vacant Property. Subsequent non-refundable Semi-Annual renewal registrations of Extended Vacant Properties and fees in the amount of three hundred dollars (\$300.00) are due within ten (10) days of the expiration of the previous registration. Said fees shall be used to offset the costs of: (1) registration and registration enforcement, (2) code enforcement and mitigation related to Extended Vacant properties, and (3) for any related purposes as may be adopted in the policy set forth in this Chapter. Each individual property on the Registry that has been registered for twelve (12) months or more prior to the Effective Date shall have thirty (30) days to renew the registration and pay the non-refundable three hundred dollars (\$300.00) Semi-Annual Registration fee. Properties registered less than twelve (12) months prior to the Effective Date shall renew the registration every six (6) months from the expiration of the original registration renewal date and shall pay the three hundred dollars (\$300.00).
- D. If the property is sold or transferred, the new Owner is subject to all the terms of this Chapter. Within ten (10) days of the transfer, the new Owner shall register the Vacant property or update the existing registration. The previous Owner(s) will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that Owner's involvement with the Vacant property, which shall be satisfied prior to the issuance of a real estate transfer tax stamp or exempt stamp by the City.
- E. If the Vacant property is not registered, or either the registration fee or the Semi-Annual Registration fee is not paid within thirty (30) days of when the registration or Semi-Annual Registration is required pursuant to this section, a late fee shall be equivalent to ten percent (10%) of the Semi-Annual Registration fee shall be charged for every thirty (30) day-period, or portion thereof, the property is not registered and shall be due and payable with the registration. This section shall apply to the initial registration and registrations required by subsequent Owners of the Vacant property.
- F. Properties subject to this section shall remain subject to the Semi-Annual Registration requirement, and the inspection, security, and maintenance standards of this section as long as the property is Vacant.
- G. Failure of the Owner to properly register or to modify the registration to reflect a change of circumstances as required by this ordinance is a violation of this Chapter and shall be subject to enforcement by any of the enforcement means available to the City.

- H. If any property is in violation of this Chapter the City may take the necessary action to ensure compliance with and place a lien on the property in the amount of a fine imposed by a Hearing Officer pursuant to the City's administrative adjudication system or by a court of competent jurisdiction, and any additional cost incurred by the City, including legal fees, to bring the Registrable Property into compliance with the City Code.
- I. Properties registered as a result of this section are not required to be registered again pursuant to the Foreclosure mortgage property section.

12-12-7: MAINTENANCE REQUIREMENTS:

- A. Properties subject to this Chapter shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspaper circulars, flyers, notices, except those required by federal, state or local law, discarded personal items including, but not limited to, furniture, clothing, large and small appliances, printed material, or any other items that give the appearance that the property is abandoned.
- B. Registrable Property shall be maintained free of graffiti or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior structure.
- C. Front, side, and rear yards, including landscaping, of Registrable Property shall be maintained in accordance with the applicable code(s) at the time registration is required.
- D. Registrable yard maintenance shall include, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf/sod. Acceptable maintenance of yards and/or landscape shall not include weeds, gravel, broken concrete, asphalt or similar material.
- E. Maintenance shall include, but not be limited to, watering, irrigation, cutting and mowing of required ground cover or landscape and removal of all trimmings.
- F. Pools and spas of shall be maintained so the water remains free and clear of pollutants and debris and shall comply with the regulations set forth in the applicable code(s).
- G. Failure of the Mortgagee, Owner, and transferees to properly maintain the property as required by this Chapter may result in a violation of the applicable code(s) and issuance of a citation or notice of violation in accordance with the applicable code of the City. Pursuant to a finding and determination by the City Sheriff, Magistrate or a court of competent jurisdiction, the City may take the necessary action to ensure compliance with this section.
- H. In addition to the above, the property is required to be maintained in accordance with the applicable code(s) of the City.

12-12-8: SECURITY REQUIREMENTS:

- A. Properties subject to these Sections shall be maintained in a secure manner so as not to be accessible to unauthorized persons.

- B. A "secure manner" shall include, but not be limited to, the closure and locking of windows, doors, gates and other openings of such size that may allow a child to access the interior of the property or structure. Broken windows, doors, gates, and other openings of such size that may allow a child to access the interior of the property or structure must be repaired. Broken windows shall be secured by re-glazing of the window.
- C. If a property is Registrable, and the property has become vacant or blighted, a Property Manager shall be designated by the Mortgagee and/or Owner to perform the work necessary to bring the property into compliance with the applicable code(s), and the Property Manager must perform regular inspections to verify compliance with the requirements of this Chapter, and any other applicable laws.
- D. In addition to the above, the property is required to be secured in accordance with the applicable code(s) of the City.
- E. When a property subject to this Chapter becomes Vacant, it shall be posted with the name and twenty-four (24) hour contact telephone number of the Property Manager. The Property Manager shall be available to be contacted by the City Monday through Friday between 9:00 a.m. and 5:00 p.m., legal holidays excepted. The sign shall be placed in a window facing the street and shall be visible from the street. The posting shall be no less than eighteen (18) inches by twenty-four (24) inches and shall be of a font that is legible from a distance of forty-five (45) feet. The posting shall contain the following language with supporting information:

THIS PROPERTY IS MANAGED BY _____.
 AND IS INSPECTED ON A REGULAR BASIS.
 THE PROPERTY MANAGER CAN BE CONTACTED
 BY TELEPHONE AT _____.
 OR BY EMAIL AT _____.

- F. The posting required in subsection (e) above shall be placed on the interior of a window facing the street to the front of the property so that it is visible from the street, or secured to the exterior of the building/structure facing the street to the front of the property so that it is visible from the street or if no such area exists, on a stake of sufficient size to support the posting in a location that is at all times visible from the street to the front of the property but not readily accessible to vandals. Exterior posting shall be constructed of and printed with weather-resistant materials.
- G. Failure of the Mortgagee and/or property Owner of record to properly inspect and secure a property subject to this Chapter, and post and maintain the signage noted in this section, is a violation and shall be subject to enforcement by any of the enforcement means available to the City. The City may take the necessary action to ensure compliance with this section, and recover costs and expenses in support thereof.

12-12-9: PROVISIONS SUPPLEMENTAL:

The provisions of this Chapter are cumulative with and in addition to other available remedies. Nothing contained in this Chapter shall prohibit the City from collecting on fees, fines, and penalties in any lawful manner; or enforcing its codes by any other means, including, but not limited to, injunction, abatement, or as otherwise provided by law or ordinance.

12-12-10: PUBLIC NUISANCE:

All Registrable Property is at risk of being a public nuisance and if such real property becomes blighted or is unregistered in violation of this Chapter, it is hereby declared to constitute a public nuisance, the abatement of which pursuant to the police power is hereby declared to be necessary for the health, welfare, and safety of the residents of the City.

12-12-11: ADDITIONAL AUTHORITY:

- A. If the Enforcement Officer has reason to believe that a property subject to the provisions of this Chapter is posing a serious threat to the public health, safety, and welfare, the Enforcement Officer may temporarily secure the property at the expense of the Mortgagee or Owner, and may bring the violations before an administrative hearing officer, City Council or special magistrate as soon as possible to address the conditions of the property. Nothing herein shall limit the City from abating any nuisance or unsafe condition by any other legal means available to it.
- B. The Enforcement Officer, , City Council, special magistrate or court of competent jurisdiction shall have the authority to require the Mortgagee or Owner affected by this section, to implement additional maintenance and/or security measures including, but not limited to, securing any and all doors, windows or other openings, employment of an on-site security guard or other measures as may be reasonably required to help prevent further decline of the Registrable Property.
- C. If there is a finding that the condition of the property is posing a serious threat to the public health, safety, and welfare, then the Sheriff, code enforcement, City Council or special magistrate may direct the City to abate the violations and charge the Mortgagee or Owner with the cost of the abatement. Without limitation on the foregoing, the City shall additionally reserve to itself all nuisance abatement powers conferred by home rule powers, statute, or at common law.
- D. If the Mortgagee or Owner does not reimburse the City for the cost of temporarily securing the property, or of any abatement directed by the Enforcement Officer, Council, special magistrate or court of competent jurisdiction, within thirty (30) days of the City sending the Mortgagee or Owner the invoice then the City may lien the property with such cost, along with an administrative fee as determined in the City's fee ordinance to recover the administrative personnel services. In addition to filing a lien the City may pursue financial penalties against the Mortgagee or Owner.
- E. The City may contract with an entity to implement this Chapter, and, if so, any reference to the Enforcement Officer herein shall include the entity the City contracts with for that purpose.

12-12-12: OPPOSING, OBSTRUCTING ENFORCEMENT OFFICER; PENALTY:

Whoever opposes obstructs or resists any Enforcement Officer or any person authorized by the enforcement office in the discharge of duties as provided in this Chapter shall be punishable as provided in the applicable code(s) or a court of competent jurisdiction.

12-12-13: IMMUNITY OF ENFORCEMENT OFFICER:

Any Enforcement Officer or any person authorized by the City to enforce the sections here within shall be immune from prosecution, civil or criminal, for reasonable, good faith entry upon Real Property while in the discharge of duties imposed by this Chapter.

12-12-14: PENALTIES:

Unless otherwise provided for in this Chapter, a violation of this Chapter is declared unlawful.

