

Proposed Ordinance - Proactive Rental Inspection Working Group (O2025-0019991)

This ordinance would establish a Working Group tasked with developing a proposal for proactive, city-wide rental inspections that can be approved by the City Council. The ordinance is the result of a decade of advocacy by the [Chicago Healthy Homes Coalition](#).

Background:

- Other major cities, such as [Milwaukee](#), [Minneapolis](#), and [Los Angeles](#), have established proactive inspection schemes for rental units.
- Only certain kinds of subsidized units in Chicago currently receive regular inspections. Units are only inspected when a tenant calls 311 or reports an issue with the unit.
- Responsibility for rental housing safety is dispersed across several City agencies and departments—predominantly [DOB](#), [DPH](#), and [DOH](#).
- More than half of Chicago residents—[624,630 households](#)—are renters. As such, the City has a material interest in ensuring that tenants are safe and that rental housing meets basic standards of habitability.
- Elderly, young, and immunocompromised individuals are particularly at risk from health hazards in their homes.

Rental housing can have several serious hazards, including:

- Carbon monoxide leaks
- Inadequate heating systems
- Improper garbage disposal
- Pest infestations, e.g. bugs, mice, or rats
- Fire hazards, including a lack of smoke detectors, electrical wiring issues, and improperly maintained fire escapes
- Mold & mildew, which contribute to health conditions such as asthma and allergies
- Lead poisoning risks causing permanent harm to children

Goals:

- Create an open collaboration between city departments, the Mayor's office, tenants, and community advocates.
- Engage in City-wide outreach to landlords and tenants.
- Promote efficiency and cooperation amongst city departments and community stakeholders.
- Understand costs and what is possible for the City, and come away with a report of findings and recommendations.
- Determine the most effective methods and strategies that meaningfully improve the quality and safety of rental housing in Chicago, including a proposed inspection plan.

The support of the Housing & Real Estate Committee is crucial to advancing the Working Group ordinance, and the Coalition looks forward to your support. You can read the proposed ordinance [HERE](#).