

KNOW



CHICAGO'S SHARED HOUSING ORDINANCE

What is a Shared Housing Unit?

A dwelling unit containing 6 or fewer sleeping rooms that is rented, or any portion therein is rented, for transient occupancy by guests.

What is a Shared Housing Host?

The owner or tenant of a dwelling unit who rents such unit to guests on an internet-based platform.

What happens when I register my dwelling unit on an internet-based platform?

Shared housing hosts must register directly with licensed platforms. This interaction is strictly between the licensed platform and a host. Upon registration with a platform, the unit registration and listing data will be shared with the City. Shared listing data will include: your name; address of the dwelling unit; your contact information; whether the unit is a single family home or in a multi-unit building; whether the entire unit or only a portion of it is available for rent; and whether the unit is your primary residence.

The City will then determine through zoning review and cross-checking its Building Scofflaw/Problem Landlord, Nuisance, Prohibited Buildings, Uncorrected Code Violations, Egregious Condition and Suspension or Revocation Lists, whether the unit is eligible to be listed on the licensed platform. The City will also determine whether the unit is eligible based on applicable building caps and/or building limitations.

What are the building cap(s) and limitations on allowable shared housing units?

Single Family Homes: You must be the primary resident of the home, unless an exception applies because you are on active military duty, or you have been granted a Commissioner's Adjustment.

2 to 4 Unit Buildings: You must be the primary resident of the specific dwelling unit being listed, unless an exception applies because you are on active military duty, or you have been granted a Commissioner's Adjustment. In addition, only one unit per two-to-four unit building may be used as a shared housing unit, unless you have been granted a Commissioner's Adjustment.

Buildings Containing 5 or more Units: The total number of shared housing units and vacation rentals allowed is limited to one-quarter of the total number of dwelling units in the building or 6 rental units, whichever is less.

My shared housing unit has been determined ineligible, now what?

The host and the platform will be notified. The host will have an opportunity to appeal the City's decision. If a final determination is made that the unit is ineligible, the host must remove the ineligible unit from the platform. The platform will also be notified of the final determination of ineligibility.

What type of enforcement and prosecution exists?

If a shared housing unit host or vacation rental licensee commits violations, they are liable for fines and other penalties. Shared housing unit registrations and vacation rental licenses are subject to immediate suspension or revocation when there is an imminent threat to public health, safety or welfare.

For more information on the City's Shared Housing Ordinance, visit: www.cityofchicago.org/BACP

