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LANDSCAPE BOND **Information Sheet**

(revised 6.18.09)

This Information Sheet on Landscape Bonds gives a summary of the requirements and procedures of the Village to help you plan your construction project.

The purpose of these requirements is to make sure that the final grading of the soil and germination of grass seed or laying of sod is completed as planned and in a timely manner. The Landscape Bond is required only if occupancy of the building is requested before the grading and sod can be completed due to adverse weather or other circumstances. The cost and time needed to complete the grading and sod or seed is estimated by the Contractor and verified by the Village. The Village may require certain erosion controls. A check in the amount of 110% of the cost estimate is payable. After the work is completed, the Owner or Contractor calls the Building Department for inspection. When the work is approved, the Village issues a check refunding the Landscape Bond, which usually takes 3-4 weeks. If the grading and grass is not completed in the time allocated, the Village can withhold the bond and use it to complete the grading and sod or seed only and invoice the Owner to pay costs above the Bond amount, if any.

We appreciate your cooperation. You are encouraged to contact us with your questions.

Village Code Section 1466.09 **CONDITIONAL OCCUPANCY PERMITS**

- (a) *If a parcel cannot be final graded because of adverse weather conditions or other conditions beyond the control of the permittee, the Building Commissioner may issue a conditional occupancy permit. The conditional occupancy permit shall be effective for only the reasonable number of days sufficient to sustain the adverse weather conditions or the other conditions that were beyond the permittee's control. In those instances where a conditional occupancy permit is to be issued, the permittee shall furnish a cash bond or irrevocable letter of credit, in a form acceptable to the Village, in the amount of 110 percent of the Village Engineer's estimate of the cost of completing all required work. In the event that the grading work is not completed prior to the date on which said conditional occupancy expires, the Village shall be entitled to use said cash bond or the proceeds of the irrevocable letter of credit to complete the grading work on behalf of the property owner. (Ord. 1999-29. Passed 7-26-99.)*
- (b) *At the time of the issuance of a conditional occupancy permit, the permittee, builder or owner shall sign a document informing him or her of the provisions necessary to obtain a final occupancy permit. The document referred to herein shall be signed by the permittee, builder or owner prior to the time the conditional occupancy permit is issued. At the time of application for a conditional occupancy permit, the Building Commissioner shall determine the reasonable number of days for the permittee's compliance with the requirements of a final occupancy permit, based upon the weather conditions or other conditions that made the issuance of a final occupancy permit unreasonable. (Ord. 1991-53. Passed 10-28-91.)*