

HOUSING AND NEIGHBORHOOD DEVELOPMENT MEMORANDUM DIRECTOR POLICY

The Bloomington Municipal Code (BMC) § 16.01.030 lists the purposes for which Title 16 was adopted. These purposes are:

- (1) to ensure public health, safety, and welfare;
- (2) to protect the stability of the city;
- (3) to assist in the elimination of blight and to promote maintenance of property; and
- (4) to regulate and license the commercial businesses of letting rental properties to ensure the stability of approximately sixty percent of the city's housing stock.

HAND is tasked with the enforcement of these purposes in BMC § 16.01.070(a). In the interest of public health, safety and general welfare, the director of HAND has the authority given in BMC § 16.01.080(b) to “adopt and promulgate rules and procedures; to interpret and implement the provisions of [Title 16]; and to secure the intent thereof.”

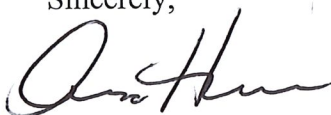
The HAND Director has determined, in the interest of public health, safety and general welfare, the following:

In the event of a “rent-to-own” or “sale-on-contract” property, the seller shall take the normal steps as though the property was a normal rental, with the buyer of the property taking the place of the renter. Once all Title 16 requirements are fulfilled, and a copy of the contract has been provided to HAND signed by both parties, a **temporary occupancy permit shall be issued for the duration of the contract**. Once the contract is complete, the temporary occupancy permit will be void. In the event the contract is broken or changed, the legal title holder shall be responsible for informing HAND and the temporary occupancy permit is void effective immediately, unless otherwise directed by the HAND Director. In the event the buyer rents the property before the contract is complete, both the buyer and original seller are subject to Title 16.

The above mentioned policy shall be effective 12:01 AM on April 14, 2025.

If there are any questions regarding the above policy, please contact the Department of Housing and Neighborhood Development at hand@bloomington.in.gov or (812) 349-3420.

Sincerely,



Anna Killion-Hanson
Director, Housing and Neighborhood Development

