



CITY OF LOCKPORT
RESIDENTIAL DISCLOSURE FORM

(last updated 5/29/18)

The property you are about to purchase is located within the City of Lockport. Police, Water and Sanitary Sewer Services are provided by the City of Lockport. Garbage, Recycling and Yard Waste collection services are provided by a City of Lockport Contractor. The City of Lockport requires that before the issuance of either a temporary or permanent Certificate of Occupancy for new construction of residential property, the Builder must make certain disclosures to the Buyer regarding the property, the subdivision in which it is located and the surrounding area. A copy of this form must be signed by the Buyer and the Builder and filed with the City of Lockport. In most cases, a temporary or permanent Certificate of Occupancy will not be issued until this form is signed and filed with the City of Lockport. This may prevent the Buyer from occupying said residence. The information provided by the Builder in this form is required to be accurate as of the date the form is signed.

INFORMATION ABOUT THE PROPERTY

Mailing Address: _____ Zip Code: _____

County: _____ Township: _____ Municipality: City of Lockport

Ward Number: _____ Name of Subdivision: _____

Subdivision Unit: _____ Lot Number: _____

INFORMATION ABOUT PUBLIC SERVICES

Police: (check one) _____ City of Lockport _____ Other (specify) _____

Fire and Ambulance: _____

Water and Sanitary Sewer Service:
(check one): _____ City of Lockport _____ Other (specify) _____

Garbage, Recycling, Yard Waste Collection:
(check one): _____ City of Lockport _____ Private Contractor

Animal Control: _____

School District(s): Elementary: _____

Middle School: _____

High School: _____

Public Library Services: _____

Park District: _____

Post Office branch: _____

INFORMATION ABOUT ZONING

Zoning of Property being sold: _____

All Zoning Districts currently within subdivision (Other than single family residential):

INFORMATION ABOUT THE SUBDIVISION HOMEOWNERS ASSOCIATION

Name or proposed name of Homeowners Association:

Current Monthly Assessment: \$_____ Other Assessment Charges: _____

What are the fees for using the common areas of the Subdivision: _____

Approximate date common areas will be ready for use: _____

What is the association responsible to repair and maintain?: _____

When does the Developer transfer control of the Association to the Homeowners?: _____

Note: Monthly Assessments may increase after purchase

INFORMATION ABOUT RESTRICTIVE COVENANTS

Do restrictive covenants apply to the property? _____ Recording Document No. _____

Who enforces the covenants? _____

Can the property be made subject to restrictive covenants after the property is sold? _____

By whom? _____ Until when? _____

Are modular homes allowed in the subdivision?: _____

INFORMATION ABOUT STORMWATER DRAINAGE

Who owns the Storm water Detention Ponds & Aerators?

Who maintains Storm water Detention Ponds & Aerators?

The following lots in the subdivision have frontage on the Storm water Detention Ponds:

Is any part of the property being sold in a drainage easement? _____

Where is the drainage easement located? _____

Is any part of the property being sold in the floodplain? _____

Is any part of the subdivision in the floodplain? _____

INFORMATION ABOUT STREET MAINTENANCE

Are all streets in the subdivision to be maintained by the City of Lockport? _____

Name of all private streets in the subdivision: _____

Who maintains the private streets? _____

Who is responsible for snow removal on private streets? _____

Name of streets in subdivision currently designed to connect to adjacent subdivision: _____

All land uses currently proposed or approved within subdivision (other than single family residential):

All Zoning Classifications of property adjoining or across the street from subdivision:

North: _____

South: _____

East: _____

West: _____

All current land uses of property adjacent to or across the street from subdivision:

North: _____

South: _____

East: _____

West: _____

Note: The Builder does not control the zoning or land uses of adjacent properties that it does not own

THE CITY OF LOCKPORT REQUIRES THAT THIS FORM BE PROVIDED TO PURCHASER(S) BEFORE A TEMPORARY OR PERMANENT CERTIFICATE OF OCCUPANCY IS ISSUED. IF THIS FORM WAS NOT PROVIDED AT THE REQUIRED TIME, YOU SHOULD CONSULT AN ATTORNEY BEFORE CLOSING. A COPY OF THE ORDINANCE WHICH REQUIRES THIS FORM IS AVAILABLE FROM THE LOCKPORT CITY CLERK'S OFFICE OR FROM YOUR ATTORNEY. **IF YOU HAVE ANY QUESTIONS REGARDING THIS FORM, PLEASE CONTACT THE CITY OF LOCKPORT PLANNING DEPARTMENT AT (815) 838-0549, OPT. 4.**

BUILDER:

BUYER(S):

Printed Name

Printed Name(s)

Printed Name(s)

Signature

Signature(s)

Signature(s)

Date: _____

Date: _____