**Section 395.317 Enforcement**

a) The Board shall immediately notify the parties of its decision by delivering the decision at the hearing, or by certified or registered mail with return receipt signed by the person or his or her registered agent, or by private delivery service.

b) In cases in which the Affordable Housing Developer has met its burden of proof as set forth in Section 395.314, the Approving Authority shall carry out the decision and order of the Board within 30 Days after the Board's decision. However, if the Approving Authority can demonstrate that a longer time period is necessary, the Board shall consider a longer time period to carry out the decision of the Board so long as the Approving Authority began to carry out the Board's decision within the initial 30 Day period.

c) The decision and order of the Board are binding on all parties. The Board can interpret or clarify its decision or order for the purposes of resolving any procedural ambiguities or disputes that may arise.

d) If the Approving Authority does not carry out the decision and order of the Board within the time limits prescribed in Section 395.317(b), the Board may seek representation by the Attorney General's office, pursuant to the Attorney General Act [15 ILCS 205], and may file a complaint in the circuit court for the district in which the Approving Authority subject to the appeal is located.

e) If the Approving Authority does not carry out the decision and order of the Board within the time limits prescribed in Section 395.317(b), the Affordable Housing Developer may seek legal representation and file a complaint in the circuit court for the district in which the Approving Authority subject to the appeal is located.