



1 mail address provided by the lessee, an itemized statement of  
2 the damage allegedly caused to the premises and the estimated  
3 or actual cost for repairing or replacing each item on that  
4 statement, attaching the paid receipts, or copies thereof, for  
5 the repair or replacement. If the lessor utilizes his or her  
6 own labor to repair any damage caused by the lessee, the lessor  
7 may include the reasonable cost of his or her labor to repair  
8 such damage. If estimated cost is given, the lessor shall  
9 furnish the lessee with paid receipts, or copies thereof,  
10 within 30 days from the date the statement showing estimated  
11 cost was furnished to the lessee, as required by this Section.  
12 If no such statement and receipts, or copies thereof, are  
13 furnished to the lessee as required by this Section, the lessor  
14 shall return the security deposit in full within 45 days of the  
15 date that the lessee vacated the premises.

16 (b) As used in subsection (a), "the date that the lessee  
17 vacated the premises" means the date on which the lessee's  
18 right to possess and occupy the premises expired, either under  
19 provisions of the lease, by court order, or under other  
20 applicable law.

21 (c) If a lessee occupies a property beyond the date the  
22 lessee's right to possess and occupy the property expires:

23 (1) The lessee shall provide the lessor written notice  
24 that the leased property has been vacated, delivered in  
25 person, by United States mail directed to the address rent  
26 payments are delivered, or by electronic mail to a verified

1       electronic mail address provided by the lessor.

2       (2) The time frames in subsection (a) begin upon the  
3       lessor's receipt of the written notice from the lessee,  
4       except that the time within which the lessor must supply  
5       the lessee an itemized statement of actual costs or  
6       estimates to repair or replace damaged property shall be 45  
7       days from the date the lessor receives written notice that  
8       the property has been vacated.

9       (d) Upon a finding by a circuit court that a lessor has  
10       refused to supply the itemized statement required by this  
11       Section, or has supplied such statement in bad faith, and has  
12       failed or refused to return the amount of the security deposit  
13       due within the time limits provided, the lessor shall be liable  
14       for an amount equal to twice the amount of the security deposit  
15       due, together with court costs and reasonable attorney's fees.

16       (Source: P.A. 97-999, eff. 1-1-13.)".