



## 104TH GENERAL ASSEMBLY

### State of Illinois

2025 and 2026

HB3269

Introduced 2/18/2025, by Rep. Camille Y. Lilly

#### SYNOPSIS AS INTRODUCED:

New Act  
30 ILCS 105/5.1030 new

Creates the Housing Equity, Affordability, and Development Act. Provides that the Department of Revenue shall collect a fee from landlords with more than 5 units in an amount equal to 5% of the difference between their monthly rental income for a unit and \$1,200, unless the rental income for the unit is less than \$1,200, to be paid into the Housing Equity, Affordability, and Development Fund. The Illinois Housing Development Authority shall create a program under the Act to assist in home purchases for households whose tenant payments to the landlord have been more than 30% of their income for a period of 12 calendar months, and whose income is less than 3.33 times the median rent for their metropolitan area; or if the household does not live in a metropolitan area, 3.33 times the median rent in the closest metropolitan area. Provides that assistance shall be limited to \$15,000 per household.

LRB104 11069 JRC 21151 b

1 AN ACT concerning housing.

2 **Be it enacted by the People of the State of Illinois,**  
3 **represented in the General Assembly:**

4 Section 1. Short title. This Act may be cited as the  
5 Housing Equity, Affordability, and Development Act.

6 Section 5. Definitions.

7 "Tenant payments to the landlord" means the 3-month  
8 average of monthly costs paid by the tenant to the landlord or  
9 agents including transaction fees, required utility fees,  
10 required maintenance fees, and pet fees; and one-twelfth of  
11 any move-in fees, credit check fees, application fees, or  
12 other one-time fees that are applied to every tenant.

13 Section 10. Housing Equity, Affordability, and Development  
14 Fund fee. The Department of Revenue shall collect a fee from  
15 landlords with more than 5 units equal to 5% of the difference  
16 between their monthly rental income for a unit and \$1,200,  
17 unless the rental income for the unit is less than \$1,200, to  
18 be paid into the Housing Equity, Affordability, and  
19 Development Fund. The Department of Revenue may adopt rules to  
20 implement this Act.

21 Section 15. Housing Independence Program. The Illinois

1 Housing Development Authority shall create a program under  
2 this Act to assist in home purchases for households whose  
3 tenant payments to the landlord have been more than 30% of  
4 their income for a period of 12 calendar months, and whose  
5 income is less than 3.33 times the median rent for their  
6 metropolitan area; or if the household does not live in a  
7 metropolitan area, 3.33 times the median rent in the closest  
8 metropolitan area. Assistance is limited to \$15,000 per  
9 household. The Illinois Housing Development Authority may  
10 adopt rules to implement this Act.

11 Section 20. The State Finance Act is amended by adding  
12 Section 5.1030 as follows:

13 (30 ILCS 105/5.1030 new)

14 Sec. 5.1030. The Housing Equity, Affordability, and  
15 Development Fund.