

**HB3269**



**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

**A BILL FOR**

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.