



Rep. Abdelnasser Rashid

**Filed: 4/7/2025**

10400HB3526ham001

LRB104 11121 JRC 24860 a

1 AMENDMENT TO HOUSE BILL 3526

2 AMENDMENT NO. \_\_\_\_\_. Amend House Bill 3526 by replacing  
3 everything after the enacting clause with the following:

4 "Section 1. References to Act. This Act may be referred to  
5 as the Mobile Home Tenant Protection Act.

6 Section 5. The Mobile Home Landlord and Tenant Rights Act  
7 is amended by changing Section 9 as follows:

8 (765 ILCS 745/9) (from Ch. 80, par. 209)

9 Sec. 9. The Terms of Fees and Rents. The terms for payment  
10 of rent shall be clearly set forth and all charges for  
11 services, ground or lot rent, unit rent, or any other charges  
12 shall be specifically itemized in the lease and in all  
13 billings of the tenant by the park owner.

14 The owner shall not change the rental terms nor increase  
15 the cost of fees, except as provided herein.

1           The park owner shall not charge a transfer or selling fee  
2 as a condition of sale of a mobile home that is going to remain  
3 within the park unless a service is rendered.

4           Rents charged to a tenant by a park owner may be increased  
5 upon the renewal of a lease. Notification of an increase shall  
6 be delivered 90 days prior to expiration of the lease. Subject  
7 to the provisions of paragraph (e) of Section 6 of this Act, a  
8 park owner may not increase rent for a site or a lot more than  
9 3% per year plus a consumer price index-u increase of not more  
10 than 5% per year for a maximum total of not more than 8% per  
11 year. The 3% cap may be adjusted annually, beginning in 2027,  
12 to reflect a percentage equal to the percentage change in the  
13 consumer price index-u during the preceding 12-month calendar  
14 year. As used in this Section "consumer price index-u" means  
15 the index published by the Bureau of Labor Statistics of the  
16 United States Department of Labor that measures the average  
17 change in prices of goods and services purchased by all urban  
18 consumers, United States city average, all items, 1982-84 =  
19 100. The provisions of this amendatory Act of the 104th  
20 General Assembly to the following: (1) newly constructed  
21 mobile home parks for a period of 15 years after the effective  
22 date of this Act; and (2) expenses approved as justified by the  
23 Housing Appeals Board to include, but be limited to, property  
24 tax increases, major capital improvements, and utility costs.

25           The park owner shall not charge or impose upon a tenant any  
26 fee or increase in rent which reflects the cost to the park

1 owner of any fine, forfeiture, penalty, money damages, or fee  
2 assessed or awarded by a court of law against the park owner,  
3 including any attorney's fees and costs incurred by the park  
4 owner in connection therewith unless the fine, forfeiture,  
5 penalty, money damages, or fee was incurred as a result of the  
6 tenant's actions.

7 The park owner shall not charge or impose a pet fee upon a  
8 resident that owns the home, unless a service related to the  
9 pet is offered by the park owner and accepted by the resident.  
10 A tenant of a home owned by the park owner may be subject to  
11 the imposition of a pet fee as agreed to in the lease.  
12 (Source: P.A. 102-737, eff. 1-1-23.)".