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HOUSE RESOLUTION

2 WHEREAS, The housing crisis in Illinois has created
3 significant challenges for both landlords and tenants, leading
4 to heightened tensions and misunderstandings between both
5 parties; and

6 WHEREAS, While many tenants face issues that may lead to
7 housing instability or wrongful eviction, landlords also
8 contend with significant challenges, including dealing with
9 problematic tenants who may engage in behavior that disrupts
10 the property or community, resulting in financial losses due
11 to non-payment of rent and damage to property; and

12 WHEREAS, The presence of squatters in residential
13 properties undermines landlords' rights and property values,
14 while also impacting the safety and stability of surrounding
15 neighborhoods; and

16 WHEREAS, The timing and processes surrounding evictions
17 must be fair and transparent, ensuring due process for tenants
18 while also providing landlords with a timely resolution
19 regarding non-compliance with lease agreements; and

20 WHEREAS, Crime and safety issues contribute to the
21 difficulties landlords face in maintaining their properties

1 and affect tenants' perceptions of safety and security in
2 their homes; and

3 WHEREAS, Effective collaboration between landlords,
4 tenants, local governments, community organizations, and law
5 enforcement is essential to address these challenges and
6 foster a healthier housing environment for all stakeholders;
7 and

8 WHEREAS, Ordinances and regulations pertaining to housing
9 must be equitable and balanced, addressing the rights and
10 responsibilities of both landlords and tenants while promoting
11 safe and stable communities; therefore, be it

12 RESOLVED, BY THE HOUSE OF REPRESENTATIVES OF THE ONE
13 HUNDRED FOURTH GENERAL ASSEMBLY OF THE STATE OF ILLINOIS, that
14 the Landlord-Tenant Task Force is created to acknowledge and
15 address the complex challenges faced by both landlords and
16 tenants in our communities across Illinois; and be it further

17 RESOLVED, That the Task Force is charged with studying the
18 following:

19 (1) Current laws and regulations related to
20 landlord-tenant relationships, including the processes for
21 evictions and measures addressing squatting;

22 (2) Best practices regarding eviction notices,

1 timelines, and processes to ensure fairness while
2 recognizing landlords' right to protect their investments;

3 (3) Guidelines for addressing squatter situations that
4 balance the rights of property owners;

5 (4) Initiatives that create safe communities and
6 housing environments, enhancing safety measures for both
7 landlords and tenants, thereby fostering a secure living
8 atmosphere;

9 (5) Community engagement to promote open communication
10 and understanding between landlords and tenants through
11 forums, workshops, and educational programs;

12 (6) Recommendations for legislative changes to improve
13 housing policies to ensure both a responsible rental
14 environment and adequate support systems for tenants
15 facing hardship; and

16 (7) Discrimination in housing; and be it further

17 RESOLVED, That the Task Force shall consist of the
18 following members, who shall serve without compensation:

19 (1) Three members of the House of Representatives
20 appointed by the Speaker of the House, one of which shall
21 serve as chair;

22 (2) Three members of the House of Representatives
23 appointed by the House Minority Leader;

24 (3) One representative from an association that
25 advocates on behalf of landlords appointed by the Speaker

1 of the House;

2 (4) One representative from an association that
3 advocates on behalf of tenants appointed by the Speaker of
4 the House;

5 (5) One representative from an association that
6 advocates on behalf of realtors appointed by the Speaker
7 of the House;

8 (6) One representative from an association that
9 advocates on behalf of the homeless appointed by the
10 Speaker of the House;

11 (7) One representative from a community organization
12 appointed by the Speaker of the House;

13 (8) One housing law expert appointed by the Speaker of
14 the House; and

15 (9) Two local government officials appointed by the
16 Speaker of the House; and be it further

17 RESOLVED, That if a vacancy occurs in the Task Force it
18 shall be filled in the same manner as the original
19 appointment; and be it further

20 RESOLVED, That the Task Force shall meet at the call of the
21 chair; and be it further

22 RESOLVED, That the Illinois Housing Development Authority
23 shall provide administrative support for the Task Force; and

1 be it further

2 RESOLVED, That the Task Force shall submit its final
3 report to the House of Representatives no later than December
4 31, 2026, and upon the filing of the report, the Task Force is
5 dissolved; and be it further

6 RESOLVED, That suitable copies of this resolution be
7 delivered to the Speaker of the House and the Minority Leader
8 of the House.