

SB0196



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

SB0196

Introduced 1/22/2025, by Sen. Chapin Rose

SYNOPSIS AS INTRODUCED:

765 ILCS 745/12

from Ch. 80, par. 212

765 ILCS 745/14.4 new

Amends the Mobile Home Landlord and Tenant Rights Act. Prohibits a landlord from imposing a rule, regulation, or lease provision, in any manner, that impairs any rights guaranteed to the tenant by the First Amendment of the Constitution of the United States or Section 4 of Article I of the Illinois Constitution, including the display of advertising pertaining to any political candidate or proposition.

LRB104 06116 JRC 16149 b

A BILL FOR

1 AN ACT concerning civil law.

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

4 Section 5. The Mobile Home Landlord and Tenant Rights Act
5 is amended by changing Section 12 and by adding Section 14.4 as
6 follows:

7 (765 ILCS 745/12) (from Ch. 80, par. 212)

8 Sec. 12. Lease prohibitions. No lease hereafter executed
9 or currently existing between a park owner and tenant in a
10 mobile home park or manufactured home community in this State
11 shall contain any provision:

12 (a) Permitting the park owner to charge a penalty fee
13 for late payment of rent without allowing a tenant a
14 minimum of 5 days beyond the date the rent is due in which
15 to remit such payment;

16 (b) Permitting the park owner to charge an amount in
17 excess of one month's rent as a security deposit;

18 (c) Requiring the tenant to pay any fees not specified
19 in the lease;

20 (d) Permitting the park owner to transfer, or move, a
21 mobile home to a different lot, including a different lot
22 in the same mobile home park or manufactured home
23 community, during the term of the lease;

1 (e) Waiving the homeowner's right to a trial by jury;~~:-~~

2 (f) Impairing any rights guaranteed to the tenant by
3 the First Amendment of the Constitution of the United
4 States or Section 4 of Article I of the Illinois
5 Constitution.

6 If one provision of a lease is invalid, that does not
7 affect the validity of the remaining provisions of the lease.

8 (Source: P.A. 98-1062, eff. 1-1-15.)

9 (765 ILCS 745/14.4 new)

10 Sec. 14.4. First Amendment rights. No landlord shall
11 impose a rule, regulation, or lease provision, in any manner,
12 that impairs any rights guaranteed to the tenant by the First
13 Amendment of the Constitution of the United States or Section
14 4 of Article I of the Illinois Constitution, including the
15 display of advertising pertaining to any political candidate
16 or proposition.