



## 104TH GENERAL ASSEMBLY

### State of Illinois

2025 and 2026

SB2912

Introduced 1/27/2026, by Sen. Steve Stadelman

#### SYNOPSIS AS INTRODUCED:

765 ILCS 705/35 new

Amends the Landlord and Tenant Act. Prohibits a real estate broker or rental agent who rents or leases residential real estate as an agent of the landowner, landlord, lessor, or sublessor from demanding or receiving any payment or fee from a tenant or prospective tenant for any services as agent for any action arising out of the leasing of a residential rental property. Prohibits a landowner, landlord, lessor, or sublessor from demanding or requiring that a tenant or prospective tenant retain, hire, or engage a real estate broker or rental agent and pay the real estate broker or agent a fee or commission as a condition to applying for or leasing a residential rental unit. Authorizes a person alleging a violation of the Act to bring a civil action against the person or entity that is alleged to have violated this Act. Authorizes a court to award to the plaintiff injunctive relief, monetary relief, attorney's fees, and costs.

LRB104 16681 JRC 30085 b

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 Landlord and Tenant Act is amended by  
5 adding Section 35 as follows:

6 (765 ILCS 705/35 new)

7 Sec. 35. Broker fees.

8 (a) A real estate broker or rental agent who rents or  
9 leases residential real estate as an agent of a landowner,  
10 landlord, lessor, or sublessor may not demand, receive, or  
11 retain any payment, fee, commission, or other charge from a  
12 tenant or prospective tenant for any services for the listing,  
13 showing, qualifying of prospective tenants, preparation and  
14 execution of documents, or other action arising out of the  
15 leasing of a residential rental property.

16 (b) A landowner, landlord, lessor, or sublessor may not  
17 demand or require that a tenant or prospective tenant retain,  
18 hire, or engage a real estate broker or rental agent and pay  
19 the real estate broker or rental agent a fee or commission as a  
20 condition to applying for or leasing a residential rental  
21 unit. A landowner, landlord, lessor, or sublessor may not  
22 demand or require that a tenant or prospective tenant make any  
23 payment in violation of subsection (a) of this Section.

1       (c) A tenant or prospective tenant alleging a violation of  
2       this Section may bring a civil action against the person or  
3       entity that is alleged to have violated this Section. The  
4       court may award the tenant or prospective tenant injunctive  
5       relief, monetary relief, attorney's fees, and costs.