

STATE OF ILLINOIS
LEGISLATIVE INFORMATION SYSTEM

104th General Assembly

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Synopsis of Legislation

Legislation Passed Both Houses with Last Action

Second year of General Assembly

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HB 00598

Rep. Curtis J. Tarver, II-Joyce Mason, Suzanne M. Ness, Debbie Meyers-Martin, Janet Yang Rohr, Mary Beth Canty and Maura Hirschauer
(Sen. Celina Villanueva-Mary Edly-Allen-Elgie R. Sims, Jr.-Michael E. Hastings-Mattie Hunter, Laura Fine, Sara Feigenholtz, Lakesia Collins and Javier L. Cervantes)

5 ILCS 290/0.1 from Ch. 53, par. 0.1

Amends the Salaries Act. Makes a technical change in a Section concerning the short title.

House Floor Amendment No. 1

Deletes reference to:

5 ILCS 290/0.1 from Ch. 53, par. 0.1

Adds reference to:

35 ILCS 200/21-150

Replaces everything after the enacting clause. Amends the Property Tax Code. Provides that, in Cook County, the application for judgment and order of sale for the 2023 annual tax sale that would normally be held in calendar year 2025 shall be filed on or before December 1, 2026 (currently, March 10, 2026). Provides that interest shall not accrue between September 2, 2025 on those amounts between September 2, 2025 and January 1, 2027 (currently, April 1, 2026). Effective immediately.

House Floor Amendment No. 2

Adds reference to:

35 ILCS 200/18-185

Further amends the Property Tax Code. Provides that, notwithstanding any other provision of law, beginning in levy year 2026, if a specified taxing district provided a property tax abatement under a specified provision of the Energy Community Reinvestment Act in any levy year occurring before the current levy year and if the taxing district was subject to the Property Tax Extension Limitation Law in the levy year of the abatement, then the district's aggregate extension base for each subsequent levy year after the levy year of the abatement but not earlier than levy year 2026 shall be calculated as though the district's aggregate extension for the levy year in which the abatement was granted included the amount of the abatement.

Feb 27 26 H Public Act 104-0460

104th General Assembly

Synopsis of Legislation Passed Both Houses
Second year of General Assembly**HB 03564**

Rep. Nabeela Syed-Mary Beth Canty-Lilian Jiménez-Abdelnasser Rashid, Nicolle Grasse, Will Guzzardi, Edgar González, Jr., Kelly M. Cassidy, Kam Buckner, Nicholas K. Smith, Amy Briel, Norma Hernandez, Camille Y. Lilly, Hoan Huynh, Thaddeus Jones, Anne Stava, Dagmara Avelar, Rick Ryan, Gregg Johnson, Justin Slaughter, Stephanie A. Kifowit and Michelle Mussman
(Sen. Mike Simmons, Javier L. Cervantes, Mary Edly-Allen, Adriane Johnson, Rachel Ventura, Graciela Guzmán, Karina Villa, Robert F. Martwick, Sara Feigenholtz, Mattie Hunter, Christopher Belt and Cristina Castro)

765 ILCS 705/26 new

775 ILCS 5/1-102

from Ch. 68, par. 1-102

775 ILCS 5/1-103

from Ch. 68, par. 1-103

Amends the Landlord and Tenant Act. Prohibits a landlord from imposing a move-in fee. Provides that a landlord may not demand any charge for the processing, reviewing, or accepting of an application, or demand any other payment, fee, or charge before or at the beginning of the tenancy. Exempts entrance fees charged by nursing homes or similar institutions. Prohibits a landlord from renaming a fee or charge to avoid application of these provisions. Limits fees for the late payment of rent in certain situations. Provides that any provision of a lease, rental agreement, contract, or any similar document purporting to waive or limit these provisions is void and unenforceable as against public policy. Amends the Illinois Human Rights Act. Provides that State policy is that access to housing is a fundamental human right in preventing discrimination based on familial status or source of income in real estate transactions. Changes the definition of "source of income" by stating that the definition prohibits a person engaged in a real estate transaction from requiring a credit check before approving another person in the process of renting real property or requiring a move-in fee in lieu of a security deposit or in addition to a security deposit.

House Committee Amendment No. 1

Deletes reference to:

35 ILCS 200/Art. 10 Div. 22 heading new

Deletes reference to:

35 ILCS 200/10-810 new

Deletes reference to:

765 ILCS 705/25 new

Adds reference to:

765 ILCS 705/35 new

Replaces everything after the enacting clause. Amends the Landlord and Tenant Act. Provides that a landlord, lessor, sublessor, or grantor may charge a fee to reimburse costs associated with conducting a background check if the cumulative fee for a check is no more than the actual cost of the background check or \$20, whichever is less. Allows this fee if the potential tenant provides a copy of a background check conducted within the past 30 days. Prohibits a landlord from imposing a move-in fee. Unless provided by law elsewhere, a landlord may not demand any charge for the processing, reviewing, or accepting of an application, or demand any other payment, fee, or charge before or at the beginning of the tenancy. Exempts entrance fees charged by nursing homes as defined by Nursing Home Care Act or similar institutions. Prohibits a landlord from renaming a fee or charge to avoid application of these provisions. Limits fees for the late payment of rent in certain situations. Any provision of a lease, rental agreement, contract, or any similar document purporting to waive or limit these provisions is void and unenforceable as against public policy.

Senate Committee Amendment No. 3

Deletes reference to:

815 ILCS 505/2HHHH new

Replaces everything after the enacting clause. Creates the Rental Fee Transparency and Fairness Act. Defines terms. Requires that all non-optional fees must be explicitly contained on the first page of a lease agreement, and a tenant is not liable for payment of these fees if a lease fails to do so. Requires that these fees must be disclosed with the total amount of rent. Requires that in a lease agreement disclosure or unit listing, the landlord must disclose whether utilities are included in rent. Prohibits a landlord or lease agreement from requiring specified types of fees or fines. Prohibits a landlord from charging both a security deposit and a fee for moving in or out. Makes changes to security deposits and fees for moving in or out. Provides a process for paying fees in installments and prohibits a landlord from imposing any fee, interest, or costs on a tenant because a tenant elects to pay in installments. Limits the concurrent exercise of home rule powers if inconsistent with the Act. Provides that a landlord may not rename a fee or charge to avoid application of the Act. Provides that the Act applies to all lease agreements entered into after the effective date of the Act, except that the Act does not apply to lease agreements entered into for dwelling units in owner-occupied premises containing 6 units or fewer.

Senate Floor Amendment No. 7

Deletes reference to:

New Act

Adds reference to:

765 ILCS 705/35 new

104th General Assembly

Synopsis of Legislation Passed Both Houses
Second year of General Assembly**HB 03564 (Continued)**

Replaces everything after the enacting clause. Amends the Landlord and Tenant Act. Adds provisions concerning rental fee transparency by requiring all non-optional fees, regardless of whether they are one-time fees or recurring fees, to be explicitly contained on the first page of a lease agreement. Provides that a tenant shall not be liable for payment of any fee that is not explicitly contained on the first page of the lease agreement. Requires a landlord to disclose in the lease agreement or unit listing whether utilities are included in the rent. Prohibits certain fees including: (i) a fee for a rental application or background check in excess of \$50, with some exceptions; (ii) a fee or fine for modification or renewal of a lease agreement; (iii) a fee or fine for after-hours requests for maintenance service; (iv) a fee or fine for pest abatement or removal where the tenant has in no way contributed to the infestation; and other fees. Limits the concurrent exercise of home rule powers if inconsistent with the provisions of the amendatory Act. Provides that the amendatory Act applies to all lease agreements for residential rental property entered into after the effective date of the amendatory Act; and that a landlord may not rename a fee or charge to avoid application of the Act. Creates a civil action for any person alleging a violation of the rental fee transparency and fee ban provisions under the amendatory Act. Effective July 1, 2026.

Senate Floor Amendment No. 8

Provides that non-optional fees must be disclosed in a clear and conspicuous manner in a listing of residential property or in an accompanying weblink at the time of the listing. Prohibits the imposition of a fee or fine ancillary to the application fee at the time of the application that is intended to duplicate the costs of tenant screening or to include costs unrelated to tenant screening but may not be construed to limit the ability of the landlord to charge an application fee to cover the costs of tenant screening.

Apr 08 26 H Passed Both Houses