**Section 121.53 Income From Rental Property**

a) Income which a client receives from rental property which he owns shall be considered earned income if the client is actively engaged in the management of the property for an average (as determined by looking at the term of the certification period) of at least 20 hours per week.

b) When determining net income, the reasonable and necessary rental expenses which the client incurs in the production of income may be deducted from the gross income. Reasonable and necessary rental expenses include repairs, taxes, insurance, and utilities if the landlord pays them.

c) If a client is responsible for cleaning a room and providing clean linens, the income which he receives shall be considered earned income from a roomer rather than earned income from rental property.

d) After deduction of rental expenses, the appropriate employment expenses, and child care expenses (as specified in 89 Ill. Adm. Code 112.143, 113.125, 114.235, 120.230 and 120.355) shall be deducted to determine net rental income.

(Source: Amended at 6 Ill. Reg. 8159, effective July 1, 1982)