



## 102ND GENERAL ASSEMBLY

### State of Illinois

2021 and 2022

**HB4617**

Introduced 1/21/2022, by Rep. David A. Welter

#### SYNOPSIS AS INTRODUCED:

765 ILCS 745/9

from Ch. 80, par. 209

Amends the Mobile Home Landlord and Tenant Rights Act. Restricts a park owner from charging or imposing upon a tenant who is 65 years of age or older any fee or increase in rent above 3% per annum, or not above 6% per annum if the park owner demonstrates that the cost of operating the mobile home park exceeds the amount that the park earns even with the rent increase. Exempts any increase in government fees on mobile home parks from the limitation.

LRB102 25182 LNS 34446 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 Mobile Home Landlord and Tenant Rights Act  
5 is amended by changing Section 9 as follows:

6 (765 ILCS 745/9) (from Ch. 80, par. 209)

7 Sec. 9. The Terms of Fees and Rents. The terms for payment  
8 of rent shall be clearly set forth and all charges for  
9 services, ground or lot rent, unit rent, or any other charges  
10 shall be specifically itemized in the lease and in all  
11 billings of the tenant by the park owner.

12 The owner shall not change the rental terms nor increase  
13 the cost of fees, except as provided herein.

14 The park owner shall not charge a transfer or selling fee  
15 as a condition of sale of a mobile home that is going to remain  
16 within the park unless a service is rendered.

17 Rents charged to a tenant by a park owner may be increased  
18 upon the renewal of a lease. Notification of an increase shall  
19 be delivered 90 days prior to expiration of the lease.

20 The park owner shall not charge or impose upon a tenant any  
21 fee or increase in rent which reflects the cost to the park  
22 owner of any fine, forfeiture, penalty, money damages, or fee  
23 assessed or awarded by a court of law against the park owner,

1 including any attorney's fees and costs incurred by the park  
2 owner in connection therewith unless the fine, forfeiture,  
3 penalty, money damages, or fee was incurred as a result of the  
4 tenant's actions.

5 The park owner shall not charge or impose upon a tenant who  
6 is 65 years of age or older any fee or increase in rent above  
7 3% per annum, or not above 6% per annum if the park owner can  
8 demonstrate that the cost of operating the mobile home park  
9 exceeds the amount that the park earns even with the rent  
10 increase. Any increase in government fees on mobile home parks  
11 are exempt from this limitation.

12 (Source: P.A. 95-383, eff. 1-1-08.)