



103RD GENERAL ASSEMBLY

State of Illinois

2023 and 2024

HB2877

Introduced 2/16/2023, by Rep. Sharon Chung

SYNOPSIS AS INTRODUCED:

765 ILCS 705/7 new

Amends the Landlord and Tenant Act. Provides that a tenant shall not unreasonably withhold consent to the landlord to enter the dwelling unit: to make necessary or agreed repairs or improvements; to supply services; to conduct required inspections; to exhibit the dwelling unit to purchasers or contractors; to exhibit the dwelling unit to prospective tenants 60 days or less prior to the lease end; for practical necessity for repairs or maintenance that unexpectedly require access; to determine a tenant's compliance with the lease; or in case of emergency. Provides that the landlord shall not abuse the right of access or use it to harass. Provides for notice by the landlord, except in cases of emergency or practical necessity. Provides that a landlord may enter only at reasonable times except in case of an emergency and that an entry between 9:00 a.m. and 8:00 p.m., or at a time requested by the tenant, shall be presumed reasonable. Contains provisions regarding construction of the new provisions.

LRB103 30188 LNS 56616 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 7 as follows:

6 (765 ILCS 705/7 new)

7 Sec. 7. Landlord access.

8 (a) A tenant shall not unreasonably withhold consent to
9 the landlord to enter the dwelling unit:

10 (1) to make necessary or agreed repairs, decorations,
11 alterations, or improvements;

12 (2) to supply necessary or agreed services;

13 (3) to conduct inspections authorized or required by
14 any governmental agency;

15 (4) to exhibit the dwelling unit to prospective or
16 actual purchasers, mortgagees, workmen, or contractors;

17 (5) to exhibit the dwelling unit to prospective
18 tenants 60 days or less prior to the expiration of the
19 existing rental agreement;

20 (6) for practical necessity where repairs or
21 maintenance elsewhere in the building unexpectedly require
22 the access;

23 (7) to determine a tenant's compliance with provisions

1 in the rental agreement; or

2 (8) in case of an emergency.

3 (b) The landlord shall not abuse the right of access or use
4 it to harass the tenant.

5 (c) Except in cases where access is authorized by item (6)
6 or (8) of subsection (a), the landlord shall give the tenant
7 notice of the landlord's intent to enter of no less than 2
8 days. The notice shall be provided directly to each dwelling
9 unit by mail, telephone, written notice to the dwelling unit,
10 or by other reasonable means designed in good faith to provide
11 notice to the tenant. If access is required because of repair
12 work in common facilities or other apartments, a general
13 notice may be given by the landlord to all potentially
14 affected tenants that entry may be required.

15 (d) In cases where access is authorized by item (6) or (8)
16 of subsection (a), the landlord may enter the dwelling unit
17 without notice or consent of the tenant. The landlord shall
18 give the tenant notice of the entry within 2 days after the
19 entry.

20 (e) The landlord may enter only at reasonable times except
21 in case of an emergency. An entry between 9:00 a.m. and 8:00
22 p.m. or at any other time expressly requested by the tenant
23 shall be presumed reasonable.

24 (f) Nothing in this Section shall be construed to
25 supersede any provision of any federal or State law or any
26 local ordinance that provides greater protections than the

1 rights established under this Section. The rights established
2 under this Section shall not be diminished by any State law or
3 local ordinance.