

# HB0936



## 96TH GENERAL ASSEMBLY

### State of Illinois

2009 and 2010

HB0936

Introduced 2/10/2009, by Rep. Naomi D. Jakobsson

#### SYNOPSIS AS INTRODUCED:

765 ILCS 705/7 new

Amends the Landlord and Tenant Act. Provides that before entering leased premises without the tenant's permission, a landlord shall provide the tenant with at least 24 hours notice except the landlord or the landlord's representative may enter without notice in an emergency.

LRB096 09888 AJ0 20051 b

A BILL FOR

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 adding  
5 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 the  
9 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 government 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 tenants  
18 60 days or less prior to the expiration of the existing  
19 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 notice  
13 may be given by the landlord to all potentially affected  
14 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 8:00 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 supersede  
25 any provision of any federal or State law or any local  
26 ordinance that provides greater protections than the rights

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