

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 when the rental unit is on the market for the next rental
19 period;

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.