



Rep. Rita Mayfield

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09700HB1233ham001

LRB097 05778 AJO 51991 a

1 AMENDMENT TO HOUSE BILL 1233

2 AMENDMENT NO. \_\_\_\_\_. Amend House Bill 1233 by replacing  
3 everything after the enacting clause with the following:

4 "Section 5. The Landlord and Tenant Act is amended by  
5 adding Section 15 as follows:

6 (765 ILCS 705/15 new)

7 Sec. 15. Changing or rekeying of the dwelling unit lock.

8 (a) A lessor of a dwelling unit shall comply with the  
9 provisions of this Section regarding the changing or rekeying  
10 of the dwelling unit lock. For the purposes of this Section,  
11 "dwelling unit" means a room or suite of rooms used for human  
12 habitation and for which a lessor and a lessee have a written  
13 lease agreement.

14 (b) After a dwelling unit has been vacated and on or before  
15 the day that a new lessee takes possession of the dwelling  
16 unit, the lessor shall change or rekey the immediate access to

1 the lessee's individual dwelling unit. For the purposes of this  
2 Section, "change or rekey" means:

3 (1) replacing the lock;

4 (2) replacing the locking or cylinder mechanism in the  
5 lock so that a different key is used to unlock the lock;

6 (3) changing the combination on a combination or  
7 digital lock;

8 (4) changing an electronic lock so that the means or  
9 method of unlocking the lock is changed from the  
10 immediately prior tenant; or

11 (5) otherwise changing the means of gaining access to  
12 the lessee's locked individual dwelling unit so that it is  
13 not identical to the prior lessee's means of gaining access  
14 to the lessee's locked individual dwelling unit.

15 (c) If a lessor does not change or rekey the lock as  
16 required in this Section, and a theft occurs at that dwelling  
17 unit that is attributable to the lessor's failure to change or  
18 rekey the lock, the landlord is liable for any damages from the  
19 theft that occurs as a result of the lessor's failure to comply  
20 with this Section.

21 (d) The provisions of this Section do not apply if the  
22 lessee has obtained the right to change or rekey the dwelling  
23 unit lock pursuant to a written lease agreement.

24 Section 99. Effective date. This Act takes effect January  
25 1, 2012."