

HB5884



98TH GENERAL ASSEMBLY

State of Illinois

2013 and 2014

HB5884

by Rep. Martin J. Moylan

SYNOPSIS AS INTRODUCED:

765 ILCS 745/6.5
765 ILCS 745/6.7 new

Amends the Mobile Home Landlord and Tenant Rights Act. Provides that a park owner shall give notice to current and prospective tenants of: (1) any violations of the Mobile Home Park Act that have been cited by the Department of Public Health and have not been rectified within the time period allotted by the Department; and (2) any ongoing enforcement actions against the park. Provides that the notice shall be posted in the office of the custodian of the park and on the park's Internet website if the park has an Internet website.

LRB098 17537 HEP 52646 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 Mobile Home Landlord and Tenant Rights Act
5 is amended by changing Section 6.5 and by adding Section 6.7 as
6 follows:

7 (765 ILCS 745/6.5)

8 Sec. 6.5. Disclosure. A park owner must disclose in writing
9 the following with every lease or sale and upon renewal of a
10 lease of a mobile home or lot in a mobile home park:

11 (1) the rent charged for the mobile home or lot in the
12 past 5 years;

13 (2) the park owner's responsibilities with respect to
14 the mobile home or lot;

15 (3) information regarding any fees imposed in addition
16 to the base rent;

17 (4) information regarding late payments;

18 (5) information regarding any privilege tax that is
19 applicable;

20 (6) information regarding security deposits, including
21 the right to the return of security deposits and interest
22 as provided in Section 18 of this Act; ~~and~~

23 (7) information on a 3-year rent increase projection

1 which includes the 2 years of the lease and the year
2 immediately following. The basis for such rent increases
3 may be a fixed amount, a "not to exceed" amount, a formula,
4 an applicable index, or a combination of these
5 methodologies as elected by the park owner. These increases
6 may be in addition to all the non-controllable expenses
7 including, but not limited to, property taxes, government
8 assessments, utilities, and insurance; and -

9 (8) information contained in the notice required under
10 Section 6.7 of this Act.

11 The park owner must update the written disclosure at least
12 once per year. The park owner must advise tenants who are
13 renewing a lease of any changes in the disclosure from any
14 prior disclosure.

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

16 (765 ILCS 745/6.7 new)

17 Sec. 6.7. Department of Public Health violations.

18 (a) A park owner shall provide notice of:

19 (1) any violations of the Mobile Home Park Act that
20 have been cited by the Department of Public Health and have
21 not been rectified within the time period allotted by the
22 Department; and

23 (2) any ongoing enforcement actions against the park.

24 (b) The notice required by this Section shall be posted in
25 the office of the custodian of the park and on the park's

1 Internet website if the park has an Internet website.