

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 22 as follows:

6 (765 ILCS 745/22) (from Ch. 80, par. 222)

7 Sec. 22. Remedies, Park Owner. A park owner may, any time
8 rent is overdue, notify the tenant in writing that unless
9 payment is made within the time specified in the notice, not
10 less than 5 days after receipt thereof, the lease will be
11 terminated. If the tenant remains in default, the park owner
12 may institute legal action for recovery of possession, rent due
13 and any damages.

14 If the tenant breaches any provision of the lease or rules
15 and regulations of the mobile home park, the park owner shall
16 notify the tenant in writing of his breach. Such notice shall
17 specify the violation and advise the tenant that if the
18 violation shall continue for more than 24 hours after receipt
19 of such notice the park owner may terminate the lease.

20 If the tenant breaches any provision of the lease or rules
21 and regulations of the mobile home park, the park owner shall
22 give the tenant written notice specifying in writing the reason
23 for any fine that may be imposed on the tenant. As used in this

1 Section, "fine" does not include fees that are imposed on a
2 tenant for services or products provided by the park owner to
3 the tenant. If a fine is imposed on a tenant, the following
4 applies for 45 days after written notice of the fine is
5 delivered to the tenant:

6 (1) non-payment of a fine shall not be grounds for
7 refusal to accept a rent payment; and

8 (2) the fine shall not be deducted from a rent payment.

9 Acceptance of a rent payment shall not be construed as a
10 waiver of an unpaid fine.

11 (Source: P.A. 81-637.)