

Illinois Rental Property Owners Association



Legislative Report – 2017 Final

This spring – Senate Bills 2091, House Bills 3998 Bills introduced, plus approx 500 resolutions and amendments

More details on each law or bill can be found at the Illinois State website at www.ilga.gov

- **HB3359 – Forcible Entry Action** – Changes the language in 43 different parts of the Civil Code to replace references to Forcible Entry and Detainer Actions to Eviction Actions, and references to Orders for Possession, and Judgment of Possession to Eviction Orders.
Public Act 100-0173 Takes Effect 1/1/2018
- **SB 0885 – Installment Sales Contract Act** – Repeals current law affecting Installment Contracts on Housing and replaces it with new law. Defaulting contracts in place over 1 year, and with less than 80% of the purchase price owing would have to be foreclosed. Proponent clearly does not understand what an installment contract is or the benefits to both buyer and seller. Proposed by Sen. David Koehler (Peoria), co-sponsors: Sen. J. Collins (Chicago), Sen. Iris Martinez (Chicago), Sen. Bill Cunningham (Chicago), Sen. James Clayborne (Collinsville)
Public Act 100-0416 Takes Effect 1/1/2018
- **HB 3001– Security Deposit – Disclosures** – Landlords must provide receipts together with security deposit to last know address. If no forwarding address or email provided, no penalties apply. If list of costs is included in lease, those amounts may be used rather than producing receipts. Applies to properties with 5+ units
Proposed by Mike Hastings (Frankfort), Bob Rita (Blue Island), Napoleon Harris (Harvey), and Andre Thapedi (Chicago)
Public Act 100-0269 Takes Effect 1/1/2018
- **HB 3741 – Bedbug Inspection Act** – Requires furniture & electronics rental companies to inspect for bedbugs before renting.
Public Act 100-0500 Takes Effect 1/1/2018
- **HB3773 – Smoke Detector Act** – Provides that the battery for battery powered smoke detectors must be a self contained long term battery. Does not apply to alarms electronically connected to alarm systems. Other provisions apply.
Public Act 100-0200 Takes Effect 1/1/2023
- **HB 2430 – Repeal Rent Control Prevention Act** – Would allow municipalities to pass new laws restricting rents.
Current Status – Did Not Advance Proposed by Representative William Guzzardi – Logan Square
- **From 2016 – took effect 7/1/17 - PA 99-0637 – LLC** – Various changes to Illinois LLC Laws

It's your business we are protecting. We need your help.

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