

# Illinois Rental Property Owners Association



## Legislative Report – 2019 – Some of the bills we are following

Senate Bills 2241, House Bills 3810 Bills introduced, plus approx 359 resolutions and amendments

More details on each law or bill can be found at the Illinois State website at [www.ilga.gov](http://www.ilga.gov)

PG - Passed Both Houses – Pending Governor's signature. SP – Still in process

- PG - HB3671 – Service Animals – Accommodations – establishes requirements for landlords regarding Assistance and Service Animals.
- PG – SB1290 – Immigrant Tenant Protection Act – prohibits using immigrant status
- PG - SB1780 – Amends Human Rights Act – Arrest Records – prohibits use of arrest record, juvenile record or expunged record.
- PG - SB1623 – Abandoned Mobile Homes – park owner to pay lien holders and utility providers before paying title holder.
- PG - HB3331 – Housing Grants to Homeless –expands rent or mortgage payments to prevent homelessness (total < 6 months)
- SP - SB2052 – Blighted Buildings & Property – Amends the Local Government Property Transfer Act

### The following Bills have failed to advance in the Spring Session.

- **SB0032** – Rent Control allowing communities with less than 1 million population to impose it on Mobile Home Parks
- **HB0255** – Rent Control Preemption Act – Repeals the Rent Control Preemption Act
- **SB2063** – Rent Control Preemption Act – Repeals the Rent Control Preemption Act
- **HB2192** – Rent Control – Establishes 6 rent control boards – tenant dominated boards set the rents.
- **HB3207** – Rent Control Act – Establishes a rent control board in every county – tenant dominated boards set the rents.
- **HB0189** – Abandoned Real Property – Title – allows property owner on same street within ¼ mile to petition court for the land after property has been abandoned for 12 months. (not on MLS, under contract, being maintained in receivership...)
- **HB0215** - \$IDHA – Rehab Abandoned Housing – Appropriate \$250 million from the General Revenue Fund to IDHA to give communities to rehab vacant and abandoned housing and/or to acquire it.
- **SB1379 and HB2217** – Prop Tax – Income Producing Property – I/E info to assessor – paperwork nightmare
- HB0820 – Estate Tax Exclusion – as of 1/1/2020 move it to match Federal exemption levels.
- HB0832 – Vacancy Fraud Act – fraud if property tax relief is being received for a property and the owner is not trying to sell, rent or fix
- HB3050 – Inc Tax – Low Income Housing – Tax credit if rent to low income and charge less than 50% of market rent
- HB3058 – Abandoned Residential Property – imposes requirements and fines on 1<sup>st</sup> lien holders
- HB3227 - Human Rights – Housing – Arrest – civil rights violation to refuse to sell or rent due to expunged, sealed or impounded record.
- SB1541 - Evictions- Constructive Notice – changes the requirements for constructive notice if tenant can't be served
- SB1559 – Tenant Radon Protection – new disclosure requirement
- SB1876 – Property Flood Disclosure – Disclosure requirements by landlord to tenants
- HB3332 – Inc Tax – Rental – Ex-Felons – Tax credit of 15% of rent on lease or renewal of lease to convicted criminal
- HB0028 - Housing - Waiver - Unpaid Taxes
- HB0206 - Housing Criminal History – proposed screening for Housing Authority and Housing Voucher tenants
- HB0281 - Civil Pro-Debtor Protection

*It's your business we are protecting. Your help is vital. Visit [ccia-info.com/legislative-1](http://ccia-info.com/legislative-1)*