

Illinois Rental Property Owners Association



Legislative Report – Final 2019

Senate Bills 2315, House Bills 3985 Bills introduced, plus approx 1671 resolutions and amendments

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

- Passed HB3671 – Service Animals – Accommodations – establishes requirements regarding Assistance and Service Animals
- Passed SB1290 – Immigrant Tenant Protection Act – prohibits using immigrant status
- Passed SB1780 – Amends Human Rights Act – Arrest Records – prohibits use of arrest record, juvenile record or expunged record.
- Passed SB1623 – Abandoned Mobile Homes – park owner to pay lien holders and utility providers before paying title holder.
- Passed HB3331 – Housing Grants to Prevent Homelessness – expands rent or mortgage payments to (total < 6 months)
- Passed – Smoke Detector Act – revised to require hard wired, or sealed unit with 10 year life battery by 1/1/23.
- Passed – SB1782 – Realtor License Act – provision requiring license for 2 or more transactions involving options or assignable contracts

The following Bills have failed to advance this year.

- 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 ...
- HB0215 - \$IDHA – Rehab Abandoned Housing – Approx \$250 million from the General Revenue Fund to IDHA for community grants 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
- SB2052 – Blighted Buildings & Property – Amends the Local Government Property Transfer Act
- 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 1st 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

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