



## **Pending Rent Control Legislation Before the 103 General Assembly**

### [HB1118 RENT CONTROL PREEMPTION ACT](#)

- Repeals the Rent Control Preemption Act

### [HB3709 KEEP ILLINOIS HOME ACT](#)

- Establishes the Residential Rental Registry
- Requires all rental units to register with IHDA
- Landlords who violate this act will be barred from filing evictions and their ability to rent their units
- Establishes right to counsel program
- Provides for tenant education on tenant rights
- Establishes Small Rental Property Owners Repairs and Improvement Fund
- Establishes Tenant Bill of Rights
- Outlines landlord's access to units
- Provides for security deposits
- Outlines the rent control procedure for local communities
- Provides for tenant relocation assistance
- Includes other provisions

### [HB3874 RENT CONTROL ACT](#)

- Establishes an annual rent increase of no more than 15%
- If unit is removed from the rental market, may only increase rent based on a permissible percentage calculated using the gross rental rate charged when it was last occupied

- Makes it an affirmative defense in any eviction action that the landlord charged rent in excess of the amount allowed under this Act
- Violations of this Act would also be a violation of the Consumer Fraud and Deceptive Business Practice Act
- Contains additional provisions

**Rent Control Bills for Manufactured Housing that will erode statewide rent control ban for all rentals:**

HB1047/Mary Flowers – Tenant Protections for Senior Citizens living in Mobile Home Parks (Rules Committee)

HB2727/Moeller – Mobile Home-Rent Notice (Housing Committee)

HB3104/Rashid – Rent Control for Manufactured Housing (Housing Committee)

**Betsy D. Mitchell**

Senior Advisor - Government Affairs

Illinois REALTORS®

522 South Fifth Street

Springfield, IL 62701

(217) 493-2474 (cell)

(217) 391-4814 (direct-office)

[bmitchell@illinoisrealtors.org](mailto:bmitchell@illinoisrealtors.org)

[www.IllinoisRealtors.org](http://www.IllinoisRealtors.org)

