

# HB3526



## 104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB3526

Introduced 2/18/2025, by Rep. Abdelnasser Rashid

### SYNOPSIS AS INTRODUCED:

765 ILCS 745/9

from Ch. 80, par. 209

Amends the Mobile Home Landlord and Tenant Rights Act. Prohibits a park owner from increasing rent more than 3% per year. Provides that a park owner may adjust rent annually, beginning in 2027, to reflect a percentage equal to the percentage change in the consumer price index-u during the preceding 12-month calendar year that may not be more than a 5% increase in the 3% cap. Provides that the amendatory Act may be referred to as the Mobile Home Tenant Protection Act.

LRB104 11121 JRC 21203 b

A BILL FOR

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 1. References to Act. This Act may be referred to  
5 as the Mobile Home Tenant Protection Act.

6 Section 5. The Mobile Home Landlord and Tenant Rights Act  
7 is amended by changing Section 9 as follows:

8 (765 ILCS 745/9) (from Ch. 80, par. 209)

9 Sec. 9. The Terms of Fees and Rents. The terms for payment  
10 of rent shall be clearly set forth and all charges for  
11 services, ground or lot rent, unit rent, or any other charges  
12 shall be specifically itemized in the lease and in all  
13 billings of the tenant by the park owner.

14 The owner shall not change the rental terms nor increase  
15 the cost of fees, except as provided herein.

16 The park owner shall not charge a transfer or selling fee  
17 as a condition of sale of a mobile home that is going to remain  
18 within the park unless a service is rendered.

19 Rents charged to a tenant by a park owner may be increased  
20 upon the renewal of a lease. Notification of an increase shall  
21 be delivered 90 days prior to expiration of the lease. A park  
22 owner may not increase rent more than 3% per year. The 3% cap

1 may be adjusted annually, beginning in 2027, to reflect a  
2 percentage equal to the percentage change in the consumer  
3 price index-u during the preceding 12-month calendar year that  
4 may not be more than a 5% increase in the 3% cap. As used in  
5 this Section "consumer price index-u" means the index  
6 published by the Bureau of Labor Statistics of the United  
7 States Department of Labor that measures the average change in  
8 prices of goods and services purchased by all urban consumers,  
9 United States city average, all items, 1982-84 = 100.

10 The park owner shall not charge or impose upon a tenant any  
11 fee or increase in rent which reflects the cost to the park  
12 owner of any fine, forfeiture, penalty, money damages, or fee  
13 assessed or awarded by a court of law against the park owner,  
14 including any attorney's fees and costs incurred by the park  
15 owner in connection therewith unless the fine, forfeiture,  
16 penalty, money damages, or fee was incurred as a result of the  
17 tenant's actions.

18 The park owner shall not charge or impose a pet fee upon a  
19 resident that owns the home, unless a service related to the  
20 pet is offered by the park owner and accepted by the resident.  
21 A tenant of a home owned by the park owner may be subject to  
22 the imposition of a pet fee as agreed to in the lease.

23 (Source: P.A. 102-737, eff. 1-1-23.)