



Rep. Nabeela Syed

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10400HB3564ham001

LRB104 10911 JRC 23881 a

1 AMENDMENT TO HOUSE BILL 3564

2 AMENDMENT NO. \_\_\_\_\_. Amend House Bill 3564 by replacing  
3 everything after the enacting clause with the following:

4 "Section 5. The Landlord and Tenant Act is amended by  
5 adding Section 35 as follows:

6 (765 ILCS 705/35 new)

7 Sec. 35. Tenant fees limitations.

8 (a) A landlord, lessor, sublessor, or grantor may charge a  
9 fee to reimburse costs associated with conducting a background  
10 check if the cumulative fee for a check is no more than the  
11 actual cost of the background check or \$20, whichever is less.  
12 The landlord, lessor, sublessor, or grantor shall waive the  
13 fee if the potential tenant provides a copy of a background  
14 check conducted within the past 30 days. The landlord, lessor,  
15 sublessor, or grantor may not collect the fee unless the  
16 landlord, lessor, sublessor, or grantor provides the potential

1 tenant with a copy of the background check and the receipt or  
2 invoice from the entity conducting the background check.

3 (b) A landlord may not impose a move-in fee.

4 (c) Unless statutes or regulations provide otherwise, no  
5 landlord, lessor, sublessor, or grantor may demand (i) any  
6 payment, fee, or charge for the processing, review, or  
7 acceptance of an application or (ii) any other payment, fee,  
8 or charge before or at the beginning of the tenancy. This  
9 Section does not apply to entrance fees charged by nursing  
10 homes, as defined in the Nursing Home Care Act, or similar  
11 institutions.

12 (d) A landlord may not rename a fee or charge to avoid  
13 application of this Section.

14 (e) No landlord, lessor, sublessor, or grantor may demand  
15 any payment, fee, or charge for the late payment of rent unless  
16 the payment of rent has not been made within 5 days of the date  
17 it was due. The payment, fee, or charge may not exceed \$10 for  
18 the first \$1,000 in rent and 5% of any amount that exceeds  
19 \$1,000. The late fee may not be included in rent as that term  
20 is used in the Article IX of the Code of Civil Procedure.

21 (f) Any provision of a lease, rental agreement, contract,  
22 or any similar document purporting to waive or limit the  
23 provisions of this Section is void and unenforceable as  
24 against public policy."