

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

6 (765 ILCS 705/35 new)

7 Sec. 35. Rental fee transparency and limitations.

8 (a) As used in this Section, "listing" means an
9 advertisement or written notice that conveys a property is for
10 lease and includes the rental price.

11 (b) Rental fee transparency. All non-optional fees,
12 regardless of whether they are one-time fees or recurring
13 fees, shall be explicitly contained on the first page of a
14 lease agreement. If a fee is not explicitly contained on the
15 first page of a lease agreement, a tenant shall not be liable
16 for payment of such fee.

17 (1) Non-optional fees shall be disclosed in a clear
18 and conspicuous manner in a listing of residential
19 property or in an accompanying weblink at the time of the
20 listing.

21 (2) In a lease agreement disclosure or unit listing,
22 the landlord must disclose whether utilities are included
23 in rent.

1 (c) Junk fee ban. No landlord or lease agreement may
2 require the payment by the tenant of any of the following:

3 (1) A fee for a rental application, including
4 background checks, in excess of \$50. A landlord may charge
5 a fee over \$50 for a third-party background check only if:

6 (A) the actual cost of the third-party background
7 check service is greater than \$50;

8 (B) the landlord pays the upfront cost of the
9 third-party background check service; and

10 (C) the landlord bills the applicant within 14
11 days of the third-party background check service with
12 receipts from the third-party background check service
13 provider.

14 If the landlord does not submit the bill and receipts
15 within 14 days, the fee for a third-party background check
16 is waived. Under no circumstances may this fee be used as a
17 basis for an eviction action within the first year of a
18 lease agreement.

19 (2) A fee or fine ancillary to the application fee at
20 the time of the application that is intended to duplicate
21 the costs of tenant screening or to include costs
22 unrelated to tenant screening. This paragraph shall not be
23 construed to limit the ability of the landlord to charge
24 an application fee to cover the costs of tenant screening.

25 (3) A fee or fine for modification or renewal of a
26 lease agreement.

1 (4) A fee or fine for an eviction notice or the filing
2 of an eviction action prior to the court granting an
3 eviction order. This paragraph shall not be construed to
4 limit the ability of the landlord to recover court costs
5 and filing fees.

6 (5) A fee or fine for after-hours requests for
7 maintenance service.

8 (6) A fee or fine for contacting the building owner or
9 property manager for maintenance or service requests,
10 lease-related questions, or other items directly related
11 to the tenancy.

12 (7) A fee or fine for travel required to complete
13 needed maintenance work or safety repairs.

14 (8) A fee or fine for a maintenance hotline service or
15 call to a maintenance hotline for maintenance or service
16 requests, lease-related questions, or other items directly
17 related to the tenancy.

18 (9) A fee or fine for the routine maintenance and
19 upkeep of the unit.

20 (10) A fee or fine for pest abatement or removal where
21 the tenant has in no way contributed to the infestation.

22 (11) A fee or fine for an in-person walk through of the
23 unit at the time of move-in and move-out.

24 (d) Home rule. Any home rule unit of local government,
25 non-home rule municipality, or non-home rule county within the
26 unincorporated territory of the county may regulate fees

1 charged to tenants, but such regulations must at a minimum,
2 restrict fees charged to tenants in a manner equal to this
3 Section. This Section is a limitation under subsection (i) of
4 Section 6 of Article VII of the Illinois Constitution on the
5 concurrent exercise by home rule units of powers and functions
6 exercised by the State.

7 (e) Applicability. A landlord may not rename a fee or
8 charge to avoid application of this Section. This Section
9 applies to all lease agreements for residential rental
10 property entered into after the effective date of this
11 amendatory Act of the 104th General Assembly, except that this
12 Section does not apply to lease agreements entered into for
13 dwelling units in owner-occupied premises containing 6 units
14 or fewer.

15 (f) Penalties. Any person alleging a violation of this
16 Section may bring a civil action, in accordance with
17 applicable law, in any court of competent jurisdiction. The
18 court may order injunctive relief, monetary relief, attorney's
19 fees, and costs.

20 Section 99. Effective date. This Act takes effect July 1,
21 2026.