



103RD GENERAL ASSEMBLY

State of Illinois

2023 and 2024

HB4796

Introduced 2/6/2024, by Rep. Kelly M. Cassidy

SYNOPSIS AS INTRODUCED:

765 ILCS 705/7 new

Amends the Landlord and Tenant Act. Requires a landlord to disclose all nonoptional fees in the lease agreement. Requires that the sum total of rent and all nonoptional fees must be described as the Total Monthly Payment and be listed on the first page of the lease. Requires that a unit advertised for a residential tenancy must disclose the nonoptional fees included with the total amount for rent in any advertisement or posting. Requires that the landlord disclose whether utilities are included in the rent in a lease agreement disclosure or unit advertisement. Provides that a landlord who violates this Section is liable to the residential tenant for treble damages, and the court may award the tenant reasonable attorney's fees.

LRB103 38697 JRC 68834 b

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 7 as follows:

6 (765 ILCS 705/7 new)

7 Sec. 7. Fees. A landlord must disclose all nonoptional
8 fees in the lease agreement. The sum total of rent and all
9 nonoptional fees must be described as the Total Monthly
10 Payment and be listed on the first page of the lease. A unit
11 advertised for a residential tenancy must disclose the
12 nonoptional fees included with the total amount for rent in
13 any advertisement or posting. The landlord must disclose
14 whether utilities are included included in the rent in a lease
15 agreement disclosure or unit advertisement. A landlord who
16 violates this Section is liable to the residential tenant for
17 treble damages and the court may award the tenant reasonable
18 attorney's fees.