

HB0847



102ND GENERAL ASSEMBLY

State of Illinois

2021 and 2022

HB0847

Introduced 2/10/2021, by Rep. Charles Meier

SYNOPSIS AS INTRODUCED:

New Act

Creates the Eviction Moratorium Clarification Act. Provides that in any eviction moratorium issued by the Governor through Executive Order or legislation passed by the General Assembly, the moratorium shall not prohibit the eviction of specified individuals. Provides that evictions may be filed, commenced, and enforced against the specified individuals, along with any individuals who otherwise fail to meet the stated requirements of an eviction moratorium. Provides that in a rental or lease agreement in which utility payments are included in the rent payment, the landlord or property manager shall not be responsible for a tenant's portion of a monthly utility payment for a tenant not paying rent who is protected by an eviction moratorium if the utility charges for that tenant are for more than 20% higher usage than any month in the previous year. Effective immediately.

LRB102 12754 LNS 18093 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. Short title. This Act may be cited as the
5 Eviction Moratorium Clarification Act.

6 Section 5. Covered persons.

7 (a) In any eviction moratorium issued by the Governor
8 through Executive Order or legislation passed by the General
9 Assembly, the moratorium shall not prohibit the eviction any
10 of the following individuals:

11 (1) individuals able to make full rent or housing
12 payment;

13 (2) individuals who now occupy the residential
14 property if no individuals in the household have had a
15 verbal or written rental agreement at any time for the
16 subject property; and

17 (3) individuals engaging in criminal activity while on
18 the premises, threatening the health or safety of other
19 residents, damaging or posing an immediate and significant
20 risk of damage to property, or engaging in unreasonable
21 behavior that substantially infringes on the use and
22 enjoyment by other tenants or occupants.

23 (b) Evictions may be filed, commenced, and enforced

1 against individuals referenced in subsection (a), along with
2 any individuals who otherwise fail to meet the stated
3 requirements of an eviction moratorium.

4 Section 10. Utility payments. In a rental or lease
5 agreement in which utility payments are included in the rent
6 payment, the landlord or property manager shall not be
7 responsible for a tenant's portion of a monthly utility
8 payment for a tenant not paying rent who is protected by an
9 eviction moratorium if the utility charges for that tenant are
10 for more than 20% higher usage than any month in the previous
11 year.

12 Section 99. Effective date. This Act takes effect upon
13 becoming law.