

# HB3808



## 102ND GENERAL ASSEMBLY

### State of Illinois

2021 and 2022

**HB3808**

Introduced 2/22/2021, by Rep. Delia C. Ramirez

#### SYNOPSIS AS INTRODUCED:

765 ILCS 705/1

from Ch. 80, par. 91

Amends the Landlord and Tenant Act. Makes a technical change in a Section concerning covenants exempting a lessor from liability for damages.

LRB102 15369 LNS 20731 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 5. The Landlord and Tenant Act is amended by  
5 changing Section 1 as follows:

6 (765 ILCS 705/1) (from Ch. 80, par. 91)

7 Sec. 1. Liability exemptions.

8 (a) Except as otherwise provided in subsection (b), every  
9 covenant, agreement, or understanding in or in connection with  
10 or collateral to any lease of real property, exempting the ~~the~~  
11 lessor from liability for damages for injuries to person or  
12 property caused by or resulting from the negligence of the  
13 lessor, his or her agents, servants or employees, in the  
14 operation or maintenance of the demised premises or the real  
15 property containing the demised premises shall be deemed to be  
16 void as against public policy and wholly unenforceable.

17 (b) Subsection (a) does not apply to a provision in a  
18 non-residential lease that exempts the lessor from liability  
19 for property damage.

20 (Source: P.A. 94-601, eff. 8-16-05.)