



103RD GENERAL ASSEMBLY

State of Illinois

2023 and 2024

HB4926

Introduced 2/7/2024, by Rep. Anna Moeller

SYNOPSIS AS INTRODUCED:

765 ILCS 705/25 new

Amends the Landlord and Tenant Act. Prohibits a landlord from charging a prospective tenant an application screening fee if the prospective tenant provides a reusable tenant screening report that meets the following criteria: (i) the report was prepared within the previous 30 days by a consumer credit reporting agency at the request and expense of a prospective tenant; (ii) the report is made directly available to a landlord for use in the rental application process or is provided through a third-party website that regularly engages in the business of providing a reusable tenant screening report and complies with all state and federal laws pertaining to use and disclosure of information contained in a consumer report by a consumer credit reporting agency; and (iii) the report is available to the landlord at no cost to access or use.

LRB103 37133 JRC 67252 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 25 as follows:

6 (765 ILCS 705/25 new)

7 Sec. 25. Reusable tenant screening report.

8 (a) Definitions. In this Section:

9 "Application screening fee" means a request by a landlord
10 for a fee to cover the costs of obtaining information about a
11 prospective tenant.

12 "Consumer report" has the same meaning as defined in
13 Section 1681a of Title 15 of the United States Code.

14 "Consumer credit reporting agency" means a person which,
15 for monetary fees, dues, or on a cooperative nonprofit basis,
16 regularly engages in whole or in part in the practice of
17 assembling or evaluating consumer credit information or other
18 information on consumers for the purpose of furnishing
19 consumer reports to third parties and that uses any means or
20 facility of interstate commerce for the purpose of preparing
21 or furnishing consumer reports.

22 "Reusable tenant screening report" means a report that
23 prominently states the date through which the information

1 contained in the report is current and includes all of the
2 following information regarding a prospective tenant:

3 (A) the name of the prospective tenant;

4 (B) the contact information for the prospective
5 tenant;

6 (C) a verification of employment of the
7 prospective tenant;

8 (D) the last known address of the prospective
9 tenant; and

10 (E) the results of an eviction history check of
11 the prospective tenant in a manner and for a period of
12 time consistent with applicable law related to the
13 consideration of eviction history in housing.

14 (b) Providing a reusable tenant screening report.

15 (1) If a prospective tenant provides a reusable tenant
16 screening report that meets the following criteria, the
17 landlord may not charge prospective tenant a fee to access
18 the report or an application screening fee. Those criteria
19 include the following:

20 (A) the report was prepared within the previous 30
21 days by a consumer credit reporting agency at the
22 request and expense of a prospective tenant;

23 (B) the report is made directly available to a
24 landlord for use in the rental application process or
25 is provided through a third-party website that
26 regularly engages in the business of providing a

1 reusable tenant screening report and complies with all
2 State and federal laws pertaining to use and
3 disclosure of information contained in a consumer
4 report by a consumer credit reporting agency; and

5 (C) the report is available to the landlord at no
6 cost to access or use.

7 (2) A landlord may require an applicant to state that
8 there has not been a material change to the information in
9 the reusable tenant screening report.

10 (c) If an ordinance, resolution, regulation,
11 administrative action, initiative, or other policy adopted by
12 a unit of local government or county conflicts with this Act,
13 the policy that provides greater protections to prospective
14 tenants applies.