

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 written report,
23 prepared by a consumer credit reporting agency, that

1 prominently states the date through which the information
2 contained in the report is current and includes, but is not
3 limited to, all of the following information regarding a
4 prospective tenant:

5 (A) the name of the prospective tenant;

6 (B) the contact information for the prospective
7 tenant;

8 (C) a verification of source of income of the
9 prospective tenant;

10 (D) the last known address of the prospective
11 tenant; and

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

16 (b) Providing a reusable tenant screening report.

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

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

25 (B) the report is made directly available to a
26 landlord for use in the rental application process or

1 is provided through a third-party website that
2 regularly engages in the business of providing a
3 reusable tenant screening report and complies with all
4 State and federal laws pertaining to use and
5 disclosure of information contained in a consumer
6 report by a consumer credit reporting agency;

7 (C) the report is available to the landlord at no
8 cost to access or use; and

9 (D) the report includes all of the criteria
10 consistently being used by the landlord in the
11 screening of prospective tenants.

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

15 (c) If an ordinance, resolution, regulation,
16 administrative action, initiative, or other policy adopted by
17 a unit of local government or county conflicts with this Act,
18 the policy that provides greater protections to prospective
19 tenants applies.

20 (d) Nothing in this Section prohibits a landlord from
21 collecting and processing an application in addition to the
22 report provided, as long as the prospective tenant is not
23 charged an application screening fee for this additional
24 report.