



103RD GENERAL ASSEMBLY

State of Illinois

2023 and 2024

HB5519

Introduced 2/9/2024, by Rep. Maura Hirschauer

SYNOPSIS AS INTRODUCED:

New Act

Creates the Native Language Transparency Act. Requires the translation into a language other than English in the requester's native language of a lease, real estate contract, mortgage, or real estate disclosure document if the tenant, lessee, mortgagor, or purchaser so requests. Provides that if the landlord, lessor, mortgagee, or seller refuses to provide a translation, this Act allows the tenant, lessee, mortgagor, or purchaser to void the lease, contract, or mortgage and seek actual damages.

LRB103 39511 JRC 69711 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 1. Short title. This Act may be cited as the Native
5 Language Transparency Act.

6 Section 5. Legislative intent. The General Assembly finds
7 that Illinois is a richly diverse State with a number of
8 languages spoken in addition to English. This Act is intended
9 to promote transparency and protection for residents who are
10 more fluent in a language other than English.

11 Section 10. Translation of documents. This Act applies to
12 leases of residential and commercial real estate, contracts
13 for the sale of real estate, real estate disclosure statements
14 as provided in the Real Estate Residential Disclosure Act,
15 mortgages, and any supporting documentation that is part of
16 these transactions. If a prospective tenant, lessee,
17 mortgagor, or purchaser of real estate requests, the landlord,
18 lessor, mortgagee, or seller of the real estate must provide
19 to the requester a translation of the lease, contract,
20 mortgage, or disclosure statement in the requester's native
21 language.

1 Section 15. Violation. If a landlord, lessor, mortgagee,
2 or seller of real estate fails to provide a translation after
3 being requested to do so under Section 10, a tenant, lessee,
4 mortgagor, or purchaser of real estate may void the lease or
5 contract and seek actual damages for the failure to provide a
6 translation.