

HB0053



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB0053

Introduced 1/9/2025, 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.

LRB104 03424 JRC 13446 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 who:

12 (A) have not experienced a substantial loss of
13 income, loss of compensable hours of work or wages, or
14 a substantial increase in out-of-pocket expenses
15 directly related to the reason for the eviction
16 moratorium;

17 (B) are not using their best efforts to make their
18 rent payments despite having the ability to make full
19 payment, taking into account other nondiscretionary
20 expenses; and

21 (C) eviction would not likely render them homeless
22 or force them to move into and live in close quarters
23 in a new congregate or shared living setting because

1 they have no other available housing options;

2 (2) individuals occupying the residential property if
3 none of the individuals have had a verbal or written
4 rental agreement at any time or were permissible cotenants
5 with a person who had a verbal or written rental agreement
6 for the subject property; and

7 (3) individuals engaging in criminal activity while on
8 the premises, threatening the health or safety of other
9 residents, damaging or posing an immediate and significant
10 risk of damage to property, or engaging in unreasonable
11 behavior that substantially infringes on the use and
12 enjoyment by other tenants or occupants.

13 (b) Evictions may be filed, commenced, and enforced
14 against individuals referenced in subsection (a), along with
15 any individuals who otherwise fail to meet the stated
16 requirements of an eviction moratorium.

17 (c) As used in this Section, "nondiscretionary expenses"
18 include, but are not limited to, food, utilities, phone and
19 Internet access, school supplies, cold-weather clothing,
20 medical expenses, child care, and transportation costs,
21 including car payments and insurance.

22 Section 10. Utility payments. In a rental or lease
23 agreement in which utility payments are included in the rent
24 payment, the landlord or property manager shall not be
25 responsible for a tenant's portion of a monthly utility

1 payment for a tenant not paying rent who is protected by an
2 eviction moratorium if the utility charges for that tenant are
3 for more than 20% higher usage than any month in the previous
4 year.

5 Section 99. Effective date. This Act takes effect upon
6 becoming law.