



93RD GENERAL ASSEMBLY

State of Illinois

2003 and 2004

HB7356

Introduced 11/15/2004, by Rep. Michael J. Madigan

SYNOPSIS AS INTRODUCED:

735 ILCS 5/9-218 new
765 ILCS 705/3 new

Amends the Code of Civil Procedure. Provides that, if the lessor (or agent of the lessor) of residential real property, containing 100 or more residential units in either a single building or a complex of buildings, maintains a business office on the premises of the building or complex that has regularly scheduled office hours, the lessor (or agent of the lessor) must accept rent payments from a lessee of any of those residential units at that business office during the office's regularly scheduled office hours, and the lessor may not impose any penalty, fee, or charge for making timely rent payments in this manner. Applies to leases and rental agreements in effect on the effective date unless the lease or rental agreement contains specific language that is in conflict. Provides that any provision of a lease or other rental agreement entered into, extended, or renewed on or after the effective date of the amendatory Act that conflicts with the new provisions is void and unenforceable. Amends the Landlord and Tenant Act to create a cross-reference to the new provisions in the Code of Civil Procedure. Effective immediately.

LRB093 24023 RCE 54154 b

1 AN ACT concerning property.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 5. The Code of Civil Procedure is amended by adding
5 Section 9-218 as follows:

6 (735 ILCS 5/9-218 new)

7 Sec. 9-218. Rent payments at business office.

8 (a) If the lessor, or agent of the lessor, of residential
9 real property, containing 100 or more residential units in
10 either a single building or a complex of buildings, maintains a
11 business office on the premises of the building or complex that
12 has regularly scheduled office hours, then the lessor, or agent
13 of the lessor, must accept rent payments from a lessee of any
14 of those residential units at that business office during the
15 regularly scheduled office hours and the lessor may not impose
16 any penalty, fee, or charge for making timely rent payments in
17 this manner.

18 (b) This Section applies to each lease and other rental
19 agreement in effect on the effective date of this amendatory
20 Act of the 93rd General Assembly unless there is specific
21 language in that lease or other rental agreement that conflicts
22 with the provisions of this Section. If any provision of a
23 lease or other rental agreement entered into, extended, or
24 renewed on or after the effective date of this amendatory Act
25 of the 93rd General Assembly conflicts with the provisions of
26 this Section, then that provision of the lease or other rental
27 agreement is void and unenforceable.

28 Section 10. The Landlord and Tenant Act is amended by
29 adding Section 3 as follows:

30 (765 ILCS 705/3 new)

1 Sec. 3. Rent payments at business office; cross-reference.
2 Leases and other rental agreements may be subject to Section
3 9-218 of the Code of Civil Procedure (735 ILCS 5/9-218).

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