1   AN ACT concerning mobile homes.

2   **Be it enacted by the People of the State of Illinois,**

3   **represented in the General Assembly:**

4   Section 5. The Mobile Home Landlord and Tenant Rights Act

5 is amended by adding Sections 6.5 and 20.5 as follows:

6   (765 ILCS 745/6.5 new)

7   Sec. 6.5. Disclosure. A park owner must disclose in writing

8 the following with every lease or sale and upon renewal of a

9 lease of a mobile home or lot in a mobile home park:

10   (1) the rent charged for the mobile home or lot in the

11   past 5 years;

12   (2) the park owner's responsibilities with respect to

13   the mobile home or lot;

14   (3) information regarding any fees imposed in addition

15   to the base rent;

16   (4) information regarding late payments;

17   (5) information regarding any privilege tax that is

18   applicable; and

19   (6) information regarding security deposits, including

20   the right to the return of security deposits and interest

21   as provided in Section 18 of this Act.

22   The park owner must update the written disclosure at least

23 once per year. The park owner must advise tenants who are

24 renewing a lease of any changes in the disclosure from any

25 prior disclosure.

26   (765 ILCS 745/20.5 new)

27   Sec. 20.5. Publication of false or misleading information;

28 remedies. Any person who pays anything of value toward the

29 purchase of a mobile home or placement of a mobile home in a

30 mobile home park located in this State in reasonable reliance

31 upon any material statement or information that is false or

1   misleading and published by or under authority from the park

2   owner or developer in advertising and promotional materials,

3   including, but not limited to, a prospectus, the items required

4   as   exhibits   to   a   prospectus,   brochures,   and   newspaper

5   advertising,   shall   have   a   cause   of   action   to   rescind   the

6   contract or collect damages from the developer, park owner, or

7   mobile home dealer for her or his loss.