



96TH GENERAL ASSEMBLY

State of Illinois

2009 and 2010

SB3075

Introduced 2/8/2010, by Sen. M. Maggie Crotty

SYNOPSIS AS INTRODUCED:

65 ILCS 5/11-5.4-1 new

Amends the Illinois Municipal Code. Provides that the corporate authorities of a non-home rule municipality may adopt a crime-free rental housing ordinance for the purpose of deterring crime in residential areas. Provides that a crime-free rental housing ordinance may require a property owner to obtain a valid residential rental license from the municipality and to attend a training program or seminar concerning crime prevention before he or she may obtain a residential rental license. Provides that an ordinance may require that any lease entered into for residential property located in the municipality include a provision or an addendum that prohibits a tenant, a tenant's family member, or a guest of the tenant from engaging in, facilitating, or permitting any quasi-criminal or criminal activity as defined by federal, State, or local law. Contains other provisions. Effective immediately.

LRB096 20124 RLJ 35660 b

1 AN ACT concerning local government.

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

4 Section 5. The Illinois Municipal Code is amended by adding
5 Section 11-5.4-1 as follows:

6 (65 ILCS 5/11-5.4-1 new)

7 Sec. 11-5.4-1. Crime-free rental housing ordinance.

8 (a) The corporate authorities of a non-home rule
9 municipality may adopt a crime-free rental housing ordinance
10 for the purpose of deterring crime in residential areas. The
11 municipality's police department or other municipal employees
12 may administer the ordinance.

13 A crime-free rental ordinance may include, but is not
14 limited to, the following:

15 (1) a requirement that a property owner obtain a valid
16 residential rental license from the municipality before
17 the property owner may rent any dwelling unit or renew an
18 existing lease for a dwelling unit;

19 (2) a requirement that a property owner submit to a
20 public safety and crime prevention inspection and attend a
21 training program or seminar concerning crime prevention
22 before he or she may obtain a residential rental license;

23 (3) a requirement that any lease entered into for

1 residential property located in the municipality include a
2 provision or an addendum that prohibits a tenant, a
3 tenant's family member, or a guest of the tenant from
4 engaging in, facilitating, or permitting any
5 quasi-criminal or criminal activity as defined by federal,
6 State, or local law;

7 (4) a requirement that on and after the effective date
8 of the crime-free rental housing ordinance a property owner
9 must conduct a background check on a person prior to
10 entering into an agreement to lease rental property to that
11 person;

12 (5) a requirement that a property owner submit to
13 periodic inspections of his or her rental property to
14 ensure compliance with applicable laws and regulations;
15 and

16 (6) any penalties for violating the ordinance.

17 (b) For the purposes of this Section, "tenant" means a
18 tenant, subtenant, lessee, sublessee, or other person entitled
19 to possession, occupancy, or benefits of a residential rental
20 property.

21 Section 99. Effective date. This Act takes effect upon
22 becoming law.