

# HB1233



## 97TH GENERAL ASSEMBLY

### State of Illinois

2011 and 2012

HB1233

Introduced 02/08/11, by Rep. Rita Mayfield

#### SYNOPSIS AS INTRODUCED:

765 ILCS 705/15 new

Amends the Landlord and Tenant Act. Provides that after a residential dwelling unit has been vacated by a tenant, a landlord must change the locks of the dwelling unit before it is again occupied and must provide a new tenant with a signed disclosure form acknowledging that this requirement has been met. Provides that if a landlord has not changed the locks, as required, and a theft occurs that is attributable to the landlord's failure to meet that requirement, the landlord is liable for any damages that the tenant incurs as a result of that failure.

LRB097 05778 AJO 45845 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 5. The Landlord and Tenant Act is amended by adding  
5 Section 15 as follows:

6 (765 ILCS 705/15 new)

7 Sec. 15. Change of residential locks.

8 (a) After a residential dwelling unit has been vacated by a  
9 tenant, a landlord must change the locks of the dwelling unit  
10 before the dwelling unit is again occupied. Before a tenant  
11 occupies a residential dwelling unit, a landlord must provide  
12 to the tenant a disclosure form signed by the landlord that  
13 states that the landlord has complied with the lock change  
14 requirement of this Section.

15 (b) If a landlord did not change the locks of any dwelling  
16 unit after a tenant vacated the unit and before the dwelling  
17 unit is again occupied, and a theft occurs at that dwelling  
18 unit that is attributable to the landlord's failure to change  
19 the locks, the landlord is liable for any damages that the  
20 tenant incurred as a result of the landlord's failure to change  
21 the locks.