

1 AN ACT concerning regulation.

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

4 Section 5. The Mobile Home Park Act is amended by changing
5 Sections 3, 4.4, and 6 and by adding Sections 5.5 and 21.5 as
6 follows:

7 (210 ILCS 115/3) (from Ch. 111 1/2, par. 713)

8 Sec. 3. No person, firm or corporation shall establish,
9 maintain, conduct, or operate a mobile home park after April
10 30, 1972, without a license therefor from the Department.
11 Subject to the requirements and limits of this Section,
12 operating a mobile home park without a current license shall
13 result in a late fee of \$50 for the first month of
14 noncompliance and \$100 per day thereafter. Licenses issued
15 under this Act are nontransferable. If the mobile home park is
16 sold, the application for a new license shall be mailed to the
17 Department and postmarked no later than 10 days after the date
18 the deed for the transaction is recorded, as evidenced by the
19 county recorder's stamp on the deed. All license fees,
20 including late fees and reinspection fees, of the prior owner
21 or owners must be paid before a license is issued. No late fee
22 shall be imposed as long as the new license is requested within
23 the timeframe specified. The current name, address, email

1 address, and telephone number of the licensee and mobile home
2 park manager shall be displayed at all times on the mobile home
3 park property in a location visible to the public and
4 protected from weather. "Conduct or operate a mobile home
5 park" as used in this Act shall include, but not necessarily be
6 limited to supplying or maintaining common water, sewer or
7 other utility supply or service, or the collection of rents
8 directly or indirectly from 5 ~~five~~ or more independent mobile
9 homes. Such license shall expire April 30 of each year and a
10 new license shall be issued upon proper application and
11 payment of any unpaid reinspection fees and the annual license
12 fee provided the applicant is in substantial compliance with
13 the Rules and Regulations of the Department. No late fee shall
14 be imposed as long as the renewal license is requested within
15 the time frame specified.

16 (Source: P.A. 101-454, eff. 8-23-19.)

17 (210 ILCS 115/4.4) (from Ch. 111 1/2, par. 714.4)

18 Sec. 4.4. A mobile home park whose license has been
19 voided, suspended, denied or revoked may be relicensed after
20 the mobile home park is in substantial compliance, all
21 delinquent licensing fees are paid, all delinquent
22 reinspection fees are paid, and the mobile home park submits
23 an application and application fee ~~by submission of the~~
24 ~~application items required in paragraphs (a), (b), (c) and (c)~~
25 ~~of Section 4 and an application fee which is nonrefundable.~~

1 ~~The application fee~~ For applications submitted prior to the
2 ~~effective date of this amendatory Act of the 101st General~~
3 ~~Assembly, the fee shall be \$50. For applications submitted on~~
4 ~~or after the effective date of this amendatory Act of the 101st~~
5 ~~General Assembly, the fee~~ shall be \$250. Approval shall be
6 issued if an inspection of the park by the Department
7 indicates substantial compliance with this Act and the rules
8 promulgated pursuant to this Act.

9 (Source: P.A. 101-454, eff. 8-23-19.)

10 (210 ILCS 115/5.5 new)

11 Sec. 5.5. Mobile home park annual inspection.

12 (a) The Department shall conduct an annual inspection of
13 each mobile home park. If Type B or Type C violations under 77
14 Ill. Adm. Code 860.540 are documented during the annual
15 inspection and the Department is required to reinspect the
16 mobile home park to ensure the violations have been corrected,
17 the Department, at its discretion, may charge a reinspection
18 fee of \$300 per visit due within 30 days after the date of the
19 invoice after the reinspection occurs and no later than at the
20 time of license renewal. All licensing fees and reinspection
21 fees are nonrefundable. The Department shall provide an annual
22 inspection report to management of the mobile home park in
23 which the Department shall identify any violation that it
24 considers substantial and that it has determined would prevent
25 issuance of a license if not corrected prior to license

1 renewal. The Department shall conduct all annual inspections
2 so that the park owner and management shall have at least 60
3 days prior to license renewal to correct and remedy any
4 substantial violations identified in order to prevent
5 nonrenewal of the license and the imposition of fees provided
6 in this subsection. The Department shall renew any license, at
7 least for a temporary period of 60 days, for which it does not
8 timely identify substantial violations and provide opportunity
9 for park management to remedy any nonsubstantial violations.

10 (b) Reinspection shall not be required for any
11 nonsubstantial violation identified by the Department in the
12 annual inspection report, but the park owner or management
13 shall provide evidence in writing, a written statement signed
14 by the owner or management shall be sufficient for this
15 purpose, to the Department within 60 days of receipt of the
16 report that such nonsubstantial violations have been corrected
17 or a statement to the Department to the effect that park owner
18 or management disagrees or disputes that nonsubstantial
19 violations have occurred and providing support for the park
20 owner's or management's position.

21 (210 ILCS 115/6) (from Ch. 111 1/2, par. 716)

22 Sec. 6. In addition to the application fees provided for
23 herein, the licensee shall pay to the Department on or before
24 March 31 of each year, an annual license fee. ~~The For calendar~~
25 ~~years prior to 2020, the annual license fee shall be \$100 plus~~

1 ~~\$4 for each mobile home space in the park. Beginning in~~
2 ~~calendar year 2020, the annual license fee shall be as~~
3 ~~follows:~~

4 (1) for 2025, \$300 per mobile home park plus \$15 for
5 each mobile home site in the park;

6 (2) for 2026, \$300 per mobile home park plus \$17 for
7 each mobile home site in the park;

8 (3) for 2027, \$300 per mobile home park plus \$19 for
9 each mobile home site in the park;

10 (4) for 2028, \$300 per mobile home park plus \$21 for
11 each mobile home site in the park;

12 (5) for 2029, \$300 per mobile home park plus \$23 for
13 each mobile home site in the park; and

14 (6) for 2030 and for each year thereafter, \$300 per
15 mobile home park plus \$25 for each mobile home site in the
16 park. ~~\$250 plus \$7 for each mobile home space in the park.~~

17 Annual license fees submitted after April 30 shall be
18 subject to a \$50 late fee. If the mobile home park fails to pay
19 its annual license fees by April 30, the Department may, in its
20 reasonable discretion, impose a late fee of \$50 for the first
21 month and up to \$100 per day beginning on June 1 of the same
22 year until the fees are paid. The licensee shall also complete
23 and return a license renewal application by March 31 of each
24 year.

25 ~~The For notifications sent prior to the effective date of~~
26 ~~this amendatory Act of the 101st General Assembly, the~~

1 ~~licensee shall pay to the Department within 30 days of receipt~~
2 ~~of notification from the Department \$6 for each additional~~
3 ~~mobile home site added to his park under authority of a written~~
4 ~~permit to alter the park as provided in Section 4.2 of this~~
5 ~~Act, payment for the additional mobile home sites to be made~~
6 ~~and an amended license therefor obtained before any mobile~~
7 ~~homes are accommodated on the additional mobile home spaces.~~
8 ~~The Department shall issue an amended license to cover such~~
9 ~~additional mobile home sites, when they are to be occupied~~
10 ~~before the end of the license year, for which an annual license~~
11 ~~has been previously issued. For notifications sent on or after~~
12 ~~the effective date of this amendatory Act of the 101st General~~
13 ~~Assembly, the licensee shall pay to the Department within 30~~
14 ~~days of receipt of notification from the Department the amount~~
15 ~~per additional mobile home park site as set forth in this~~
16 ~~Section ~~\$11~~ for each additional mobile home site added to the~~
17 ~~his park under authority of a written permit to alter the park~~
18 ~~as provided in Section 4.2. Payment of this Act, payment for~~
19 ~~the additional mobile home sites shall ~~to~~ be made and an~~
20 ~~amended license applied for ~~therefor obtained~~ before occupancy~~
21 ~~of any mobile homes ~~are accommodated~~ on the additional mobile~~
22 ~~home spaces. The Department shall issue an amended license to~~
23 ~~cover such additional mobile home sites, when they are to be~~
24 ~~occupied before the end of the license year, for which an~~
25 ~~annual license has been previously issued.~~

26 Subsequent to the effective date of this Act, an applicant

1 for an original license to operate a new park constructed
2 under a permit issued by the Department shall only be required
3 to pay 1/4 of the annual fee if such park begins operation
4 after the 31st day of January and before the 1st day of May of
5 such licensing year; or 1/2 of the annual fee if such park
6 begins operation after the 31st day of October and before the
7 1st day of February of such licensing year or 3/4 of the annual
8 fee if such park begins operation after the 31st day of July
9 and before the 1st day of November of such licensing year; but
10 shall be required to pay the entire annual fee if such park
11 begins operation after the 30th day of April and before the 1st
12 day of August of such licensing year.

13 Each license fee shall be paid to the Department and any
14 license fee or any part thereof, once paid to and accepted by
15 the Department shall not be refunded.

16 The Department shall deposit all funds received under this
17 Act into the Facility Licensing Fund. Subject to
18 appropriation, moneys in the Fund shall be used for the
19 enforcement of this Act.

20 (Source: P.A. 101-454, eff. 8-23-19.)

21 (210 ILCS 115/21.5 new)

22 Sec. 21.5. Mobile home parks report. Beginning in 2026,
23 the Department shall prepare an annual report that contains,
24 at a minimum, the total number of mobile parks registered with
25 the Department; the total number of mobile home parks that

1 closed in the preceding year; the total number of newly
2 permitted mobile home parks from the preceding year; the total
3 number of mobile home parks that failed to renew and comply
4 with the licensing requirements for the preceding calendar
5 year; how many administrative cases were opened in the
6 preceding calendar year; if the administrative case was
7 resolved or is still open; a brief summary of the nature of the
8 administrative cases; and an update on the Department's
9 staffing for mobile home enforcement and oversight. The report
10 shall be made public no later than July 1 for the preceding
11 calendar year.