



## 104TH GENERAL ASSEMBLY

### State of Illinois

2025 and 2026

HB1771

Introduced 1/28/2025, by Rep. Rita Mayfield

#### SYNOPSIS AS INTRODUCED:

310 ILCS 10/25.07 new

Amends the Housing Authorities Act. Requires a Housing Authority that administers a housing voucher program to reimburse a rental property owner for any damage to its rental unit that is caused by a tenant who participates in the housing voucher program. Provides that reimbursement shall be for property damage not covered under a policy of property insurance that is beyond normal wear and tear and that is the result of the tenant's negligence and abuse. Provides that any reimbursement amount paid to a rental property owner shall be repayable by the tenant to the Housing Authority. Permits the Housing Authority to offer and enter into an affordable repayment plan with the tenant. Provides that nothing in the amendatory Act shall be construed to permit a Housing Authority to deny a tenant housing assistance or terminate a tenant's housing voucher based on the tenant having payment obligations under a repayment plan or on a tenant's demonstrated inability to make payments under such a repayment plan.

LRB104 09363 KTG 19422 b

1 AN ACT concerning housing.

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

4 Section 5. The Housing Authorities Act is amended by  
5 adding Section 25.07 as follows:

6 (310 ILCS 10/25.07 new)

7 Sec. 25.07. Reimbursement for property damage caused by  
8 housing voucher holder. A Housing Authority that administers a  
9 housing voucher program shall reimburse a rental property  
10 owner for any damage to its rental unit that is caused by a  
11 tenant who participates in the housing voucher program.  
12 Reimbursement shall be for property damage not covered under a  
13 policy of property insurance that is beyond normal wear and  
14 tear and that is the result of the tenant's negligence and  
15 abuse. Any reimbursement amount paid to a rental property  
16 owner in accordance with this Section shall be repayable by  
17 the tenant to the Housing Authority. The Housing Authority may  
18 offer and enter into an affordable repayment plan with the  
19 tenant. Nothing in this Section shall be construed to permit a  
20 Housing Authority to deny a tenant housing assistance or  
21 terminate a tenant's housing voucher based on the tenant  
22 having payment obligations under a repayment plan entered into  
23 in accordance with this Section or on a tenant's demonstrated

1 inability to make payments under such a repayment plan.