



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB3828

Introduced 2/18/2025, by Rep. Anna Moeller

SYNOPSIS AS INTRODUCED:

765 ILCS 745/18.5 new

Amends the Mobile Home Landlord and Tenant Rights Act. Provides that a park owner shall notify a manufactured home owner in the park of a rent or fee increase if the increase is in excess of 3% above the current rent or in the Consumer Price Index, whichever is greater. Provides that if the rent or fee increase is greater than the percentage rate of rent in the Consumer Price Index, the park owner shall provide a written justification for the increase and make documentation available to all residents that shows the costs and commencement of work that justifies the rent or fee increase. Provides that in order for an increase in costs to justify such a rent or fee increase, for costs incurred for ordinary maintenance, property or real estate taxes, and utilities not directly paid by the manufactured home owner, the park owner must demonstrate that the work performed was necessary to meet the park owner's warranty of habitability obligations and demonstrate that the rent or fee increase imposed was no more than was necessary to cover the actual and reasonable cost of the work performed.

LRB104 07488 BAB 17531 b

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 Landlord and Tenant Rights Act
5 is amended by adding Section 18.5 as follows:

6 (765 ILCS 745/18.5 new)

7 Sec. 18.5. Notice of rental increase. A park owner shall
8 notify a manufactured home owner in the park of a rent or fee
9 increase if the increase is in excess of 3% above the current
10 rent or in the Consumer Price Index, whichever is greater. If
11 the rent or fee increase is greater than the percentage rate of
12 rent in the Consumer Price Index, the park owner shall provide
13 a written justification for the increase that complies with
14 this Section and make documentation available to all residents
15 that shows the costs and commencement of work that justifies
16 the rent or fee increase pursuant to this Section, as
17 applicable.

18 In order for an increase in costs to justify a rent or fee
19 increase of 3% above the current rent or in the Consumer Price
20 Index, whichever is greater, pursuant to this Section, for
21 costs incurred for ordinary maintenance, including
22 preventative maintenance, repair of the roads, infrastructure,
23 or other community property or services, property or real

1 estate taxes, and utilities not directly paid by the
2 manufactured home owner, the park owner must demonstrate that
3 the work performed was necessary to meet the park owner's
4 warranty of habitability obligations and demonstrate that the
5 rent or fee increase imposed was no more than was necessary to
6 cover the actual and reasonable cost of the work performed.