



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB5183

Introduced 2/10/2026, by Rep. Lilian Jiménez

SYNOPSIS AS INTRODUCED:

765 ILCS 705/35 new
815 ILCS 505/2MMMM new

Amends the Landlord Tenant Act. Provides for a "pet fee" or "pet deposit" (any nonrecurring, refundable fee or charge paid at the beginning of a tenancy to allow a pet to remain at the property for the duration of the tenancy) and "pet rent" (any recurring, non-refundable fee or charge paid to allow a pet to remain at the property for the duration of the tenancy). Provides that a landlord may charge a tenant either a pet fee or pet rent, but not both. Provides that pet rent may not exceed 1% of the tenant's monthly rent or \$35, whichever is less. Provides that a pet fee or a pet deposit is refundable and may not exceed 15% of the tenant's monthly rent or \$350, whichever is less. Amends the Consumer Fraud and Deceptive Business Practices Act to provide that a landlord who violates these new provisions violates the Consumer Fraud and Deceptive Practices Act. Applies to leases or agreements executed after the effective date of the amendatory Act.

LRB104 18906 JRC 32351 b

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
5 adding Section 35 as follows:

6 (765 ILCS 705/35 new)

7 Sec. 35. Pet fees; pet rent.

8 (a) Definitions. As used in this Section:

9 "Pet fee or pet deposit" means any nonrecurring,
10 refundable fee or charge paid at the beginning of a tenancy for
11 the purpose of maintaining a pet in a dwelling unit during the
12 period of tenancy.

13 "Pet rent" means any recurring, nonrefundable fee or
14 charge paid during the tenancy for the purpose of maintaining
15 a pet in a dwelling unit.

16 (b) A landlord may charge a tenant either:

17 (1) a pet fee or pet deposit; or

18 (2) pet rent.

19 (c) Pet rent may not exceed 1% of the tenant's monthly rent
20 or \$35, whichever is less.

21 (d) A pet fee or pet deposit is refundable and may not
22 exceed 15% of the tenant's monthly rent or \$350, whichever is
23 less. The pet fee or pet deposit is considered part of the

1 security deposit for purposes of the Landlord and Tenant Act
2 and the Security Deposit Return Act.

3 (e) A landlord who violates this Section is guilty of an
4 unlawful practice under the Consumer Fraud and Deceptive
5 Business Practices Act.

6 (f) This Section applies to leases or agreements executed
7 after the effective date of this amendatory Act of the 104th
8 General Assembly.

9 Section 10. The Consumer Fraud and Deceptive Business
10 Practices Act is amended by adding Section 2MMMM as follows:

11 (815 ILCS 505/2MMMM new)

12 Sec. 2MMMM. Pet fees and pet rent. A person who violates
13 the pet fees and pet rent provisions of the Landlord and Tenant
14 Act commits an unlawful practice within the meaning of this
15 Act.