



## 104TH GENERAL ASSEMBLY

### State of Illinois

2025 and 2026

SB1669

Introduced 2/5/2025, by Sen. Christopher Belt

#### SYNOPSIS AS INTRODUCED:

765 ILCS 705/35 new

Amends the Landlord Tenant Act to create a pet fee (any one-time non-refundable fee 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 paid alongside rent 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 one-time pet fee or recurring pet rent, but not both. Provides that pet fees may not exceed \$500 and pet rent may not exceed \$25 for small animals and \$50 for large animals per pet. Provides that a landlord may not charge a pet fee or pet rent for an assistance animal consistent with the Assistance Animal Integrity Act. Provides that nothing in the Act may be construed to require a landlord to charge either a pet fee or pet rent.

LRB104 08213 JRC 18263 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" means any one-time non-refundable fee paid at  
10 the beginning of a tenancy to allow a pet to remain at the  
11 property for the duration of the tenancy.

12 "Pet rent" means any recurring non-refundable fee paid  
13 alongside rent to allow a pet to remain at the property for the  
14 duration of the tenancy.

15 "Small animal" means a pet that weighs 25 pounds or less  
16 and "large animal" means a pet that weighs more than 25 pounds.

17 (b) After the effective date of this amendatory Act of the  
18 104th General Assembly, a landlord may charge a tenant either  
19 a one-time pet fee or recurring pet rent but not both.

20 (1) Pet fees may not exceed \$500.

21 (2) Pet rent may not exceed \$25 for small animals and  
22 \$50 for large animals per pet.

23 (c) A landlord may not charge a pet fee or pet rent for an

1 assistance animal consistent with the Assistance Animal  
2 Integrity Act.

3 (d) Nothing in this Section may be construed to require a  
4 landlord to charge either a pet fee or pet rent.