

104TH GENERAL ASSEMBLY**State of Illinois****2025 and 2026****SB2264**

Introduced 2/7/2025, by Sen. Karina Villa

SYNOPSIS AS INTRODUCED:

55 ILCS 5/5-1005.11 new
55 ILCS 5/5-12024 new
65 ILCS 5/1-2.1-11 new
310 ILCS 10/8.25 new

Amends the Counties Code. Provides that a county shall not adopt, enforce, or implement any ordinance, resolution, policy, program, or other regulation that contains certain provisions such as imposing or threatening to impose a penalty against a resident, property owner, tenant, landlord, or other person as a consequence of requests for law enforcement or emergency assistance, on their own behalf or on behalf of another person in need of assistance, including, but not limited to, a request related to an incident of domestic violence, dating violence, sexual assault, stalking, or another act of violence or concerning an individual with a disability or a person entitled to protections under the Juvenile Court Act of 1987. Provides that if a county adopts, enforces, or implements a crime-free housing or nuisance ordinance, resolution, policy, program, or other regulation, then the county shall create the Office of the Crime Free Housing Coordinator. Provides that the coordinator shall be designated by the county board and shall have no less than 3 years of experience in social work, social services, or community advocacy. Provides that the coordinator shall receive fair housing training from a qualified fair housing program, including training specific to housing protections for survivors of domestic violence, dating violence, sexual assault, stalking, and other victims, persons with disabilities, and persons entitled to protection under the Juvenile Court Act of 1987. Provides that any resident, property owner, tenant, landlord, or other person that receives a notice to quit due to a violation of a crime-free housing or nuisance ordinance, resolution, policy, program, or other regulation shall be directed to the Office of the Crime Free Housing Coordinator by the county. Provides that a home rule county may not regulate tenancy in a manner inconsistent with this provision. Amends the Illinois Municipal Code and the Housing Authorities Act to make conforming changes.

LRB104 09080 RTM 19136 b

AN ACT concerning local government.

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

Section 5. The Counties Code is amended by adding Sections 5-1005.11 and 5-12024 as follows:

(55 ILCS 5/5-1005.11 new)

Sec. 5-1005.11. Crime-free housing and nuisance ordinance
protections.

(a) As used in this Section:

"Dating violence" has the meaning given to that term under
Section 10 of the Safe Homes Act.

"Disability" means, with respect to a person:

(1) a physical or mental impairment which
substantially limits one or more of such person's major
life activities;

(2) a record of having such an impairment; or

(3) being regarded as having such an impairment, but
such term does not include current, illegal use of or
addiction to a controlled substance, as defined in the
federal Controlled Substances Act, 21 U.S.C. 802.

"Domestic violence," has the meaning given to that term
under Section 10 of the Safe Homes Act.

"Landlord" or "property owner" means the owner of a

1 building, or the owner's agent with regard to matters
2 concerning a landlord's leasing of one or more residential
3 dwelling units.

4 "Law enforcement agency" means a department or agency of
5 the United States, a state, a local government, or other
6 political subdivision of the United States, a state, or a
7 local government authorized by law or regulation to engage in
8 or supervise the prevention, detection, investigation, or
9 prosecution of a violation of criminal or civil law,
10 including, but not limited to, United States Immigration and
11 Customs Enforcement and the State's Department of Human
12 Services or Department of Children and Family Services.

13 "Penalty" includes, but is not limited to, an actual or
14 threatened action against a landlord in response to a landlord
15 failing to implement or enforce an ordinance, resolution,
16 policy, program or other regulation prohibited under
17 subsection (c) of this section, including revoking,
18 suspending, or refusing to issue a permit or license otherwise
19 required by the county for a property owner or landlord to
20 engage in the business of leasing within the county; or an
21 actual or threatened assessment of fines or fees, denial of
22 housing, eviction, termination of a tenancy, or failure to
23 renew a tenancy.

24 "Sexual assault" has the meaning given to that term under
25 Section 10 of the Safe Homes Act.

26 "Stalking" has the meaning given to that term under

1 Section 10 of the Safe Homes Act.

2 "Tenant" or "resident" means a person who has entered into
3 an oral or written lease with a landlord whereby the person is
4 the lessee under the lease of a residential dwelling.

5 (b) Nothing in this Section shall apply to:

6 (1) any regulation of commercial or business landlord
7 and tenant leases;

8 (2) any regulation of real estate tenancies entered
9 into for nonresidential purposes;

10 (3) any regulation of a commercial enterprise or
11 business that is required to have a license in order to
12 engage in commercial or business activity;

13 (4) any regulation of commercial tenancy or commercial
14 real estate in relation to the sale, use, consumption, or
15 distribution of liquor, tobacco, vaping equipment and
16 supplies, cannabis, weapons, food, drinks, or drug
17 paraphernalia;

18 (5) any regulation of commercial tenancy or commercial
19 real estate for the purpose of performances, hotels,
20 motels, bed and breakfasts, shared housing, vacation
21 rentals;

22 (6) any regulation of commercial tenancy or commercial
23 real estate for the removal, storage, distribution,
24 repairs, and manufacturing of any environmentally
25 hazardous substances or materials;

26 (7) any building, zoning, fire, or health code

1 enforcement for conduct or contacts (i) unrelated to
2 contact with a law enforcement agency or other emergency
3 service or (ii) resulting in activity prohibited under
4 subsection (c) of this Section;

5 (8) any ordinance that provides for an enforcement
6 action against an owner or landlord for their continued or
7 chronic failure to maintain or repair a residential real
8 estate property as required under the municipality's
9 building, construction, zoning, fire, or health codes;

10 (9) any ordinance providing for administrative
11 adjudication of municipal code violations (i) unrelated to
12 contact with a law enforcement agency or other emergency
13 or (ii) resulting in activity prohibited under subsection
14 (c) of this Section;

15 (10) any program, policy, or ordinance that encourages
16 or requires the landlord to evict or not renew the lease of
17 a tenant convicted of murder, a Class X felony, or Class 1
18 felony for an act that occurred on the property, as long as
19 the program, policy, or ordinance does not encourage or
20 require the landlord to evict or not renew the lease of any
21 other tenant in the home not convicted of murder, Class X
22 felony, or Class 1 felony for an act that occurred on the
23 property, and as long as the program, policy, or ordinance
24 requires the county to provide written notice and an
25 opportunity to be heard to the tenant subject to eviction
26 at least 30 days before requiring a landlord to evict or

1 not renew the tenant's lease; or

2 (11) any county program, whether voluntary or
3 mandatory, that provides training to landlords or tenants
4 on landlord and tenant law, fair housing, zoning, fire, or
5 health codes, as long as they do not violate this Act,
6 State or federal law.

7 (c) A county shall not adopt, enforce, or implement any
8 ordinance, resolution, policy, program, or other regulation
9 that does any of the following:

10 (1) imposes or threatens to impose a penalty against a
11 resident, property owner, tenant, landlord, or other
12 person as a consequence of:

13 (A) requests for law enforcement or emergency
14 assistance, on their own behalf or on behalf of
15 another person in need of assistance, including, but
16 not limited to, a request related to an incident of
17 domestic violence, dating violence, sexual assault,
18 stalking, or another act of violence or concerning an
19 individual with a disability or a person entitled to
20 protections under the Juvenile Court Act of 1987.

21 (B) criminal activity the person did not
22 perpetrate, including, but not limited to, criminal
23 activity related to an incident of domestic violence,
24 dating violence, sexual assault, or stalking or
25 concerning an individual with a disability;

26 (C) an arrest record, in violation of Section

1 3-102 of the Illinois Human Rights Act.

2 (2) creates or uses training or promotional materials
3 contrary to this Act, State, or federal law.

4 (3) requires or promotes a property owner or landlord
5 to do, or impose a penalty on a property owner or landlord
6 for the failure to do, any of the following:

7 (A) evict a tenant, not renew the lease of a
8 tenant, or otherwise penalize a tenant for requests
9 for law enforcement or emergency assistance, on behalf
10 of the tenant or on behalf of another person in need of
11 assistance, including, but not limited to, contact
12 with law enforcement or emergency services for a
13 person entitled to protections under the Juvenile
14 Court Act of 1987;

15 (B) evict a tenant, not renew the lease of a
16 tenant, or otherwise penalize a tenant because of the
17 tenant's association with another tenant, guest,
18 household member, or other person who has been
19 arrested or has a criminal conviction;

20 (B) include a provision in a lease or rental
21 agreement that provides as grounds for eviction any
22 cause that is in conflict with this Act, State, or
23 federal law;

24 (C) evict a tenant, not renew the lease of a
25 tenant, or otherwise penalize a tenant for any acts of
26 criminal activity the tenant did not perpetrate

1 including, but not limited to, criminal activity
2 related to an incident of domestic violence, dating
3 violence, sexual assault, stalking, or another act of
4 violence, or concerning an individual with a
5 disability;

6 (D) evict or not renew the lease of a tenant solely
7 on the basis of an arrest record in violation Section
8 3-102 of the Illinois Human Rights Act; or

9 (4) define as a nuisance any number of requests for
10 law enforcement or emergency assistance as a nuisance,
11 requested by or for a tenant, landlord, resident, guest,
12 property owner, or other person.

13 (d) An aggrieved party may file an action in circuit
14 court, including for injunctive relief, monetary relief,
15 attorney's fees, and costs, against a county to enforce the
16 provisions of this Section. Nothing in this Section shall be
17 read to allow an aggrieved party to file or sustain an action
18 arising out of this Section against a landlord, owner,
19 management company, leasing agent, or real estate agent or any
20 other person or entity other than the county.

21 (e) If a county adopts, enforces, or implements a
22 crime-free housing or nuisance ordinance, resolution, policy,
23 program, or other regulation or any other ordinance,
24 resolution, policy, program, or other regulation that affects
25 a tenancy, the ordinance, resolution, policy, program, or
26 other regulation shall require the county and the landlord to

1 provide a 30 day written notice and an opportunity to be heard
2 to the tenant, household member, guest, or other person prior
3 to the county's direction or encouragement to file an eviction
4 action or the filing of an eviction action by the landlord. The
5 county and landlord notices shall be in the following form:

6 (1) The county notice.

7 "To A.B.: You are hereby notified that in
8 consequence of (here insert the name of the person in
9 violation) violation of (here insert the character of
10 the violation as defined by the crime-free housing or
11 nuisance ordinance, resolution, policy, program, or
12 other regulation) you may be at risk of eviction.
13 (Here insert the name of the person in violation) is
14 accused of (insert the violation) on (insert date).
15 You have 30 days from today to request a hearing from
16 an informal hearing officer at the county at (insert
17 phone number and address). The county cannot encourage
18 or order your eviction or lease to not be renewed if
19 you or others called the police or emergency services
20 for help, or if you or others are crime victims or
21 otherwise not at fault."

22 The notice shall also include the name, contact
23 information, and a description of local community-based
24 and legal aid organizations that provide tenant rights
25 services as well as State and local domestic violence,
26 dating violence, sexual assault, stalking, and other

1 victim services. The notice is to be signed by the Chief
2 Law Enforcement Officer for the county, who has reviewed
3 the information to confirm that violations underlying the
4 notice are not in conflict with this Act, State, or
5 federal law. The opportunity to be heard shall be provided
6 by the county in a forum with a neutral party to
7 adjudicate. The tenants receiving the notice shall have an
8 opportunity to have legal counsel present, solicit and
9 present testimony, and receive written discovery. Any
10 statements made by the tenants to the Crime Free Housing
11 Coordinator cannot be admitted into evidence.

12 (2) The landlord notice.

13 "To A.B.: You are hereby notified that in
14 consequence of (here insert the name of the person in
15 violation) violation of (here insert the character of
16 the violation) I am required to terminate (here insert
17 the name of the person in violation) tenancy and (here
18 insert name of the person in violation) is hereby
19 notified to (quit and deliver up possession or vacate)
20 the premises (here describe the premises) within 30
21 days of this date (dated, etc.). The notice (to quit
22 and deliver up possession or vacate) only applies to
23 (insert the name of the person in violation) and does
24 not affect the tenancy of the other tenants. If (here
25 insert the name of the person in violation) believes
26 that this notice has been served in error or would like

1 assistance in securing alternative housing, they may
2 contact the Office of the Crime Free Housing
3 Coordinator at (insert phone number and address)."

4 The notice shall also include the name, contact
5 information, and a description of local community-based
6 and legal aid organizations that provide tenant rights
7 services as well as State and local domestic violence,
8 dating violence, sexual assault, stalking, and other
9 victim services. The notice is to be signed by the lessor
10 or his or her agent, and no other notice or demand of
11 possession or termination of such tenancy shall be given,
12 unless otherwise required by federal or State law.

13 (f) Nothing with respect to this Section shall be read to
14 limit or prohibit the eviction of or imposition of penalties
15 against the perpetrator of domestic violence, dating violence,
16 sexual assault, stalking or other criminal activity.

17 (g) A home rule county may not regulate tenancy in a manner
18 inconsistent with this Section. This Section is a limitation
19 under subsection (i) of Section 6 of Article VII of the
20 Illinois Constitution on the concurrent exercise by home rule
21 units of powers and functions exercised by the State.

22 (55 ILCS 5/5-12024 new)

23 Sec. 5-12024. Office of the Crime Free Housing
24 Coordinator.

25 (a) If a county adopts, enforces, or implements a

1 crime-free housing or nuisance ordinance, resolution, policy,
2 program, or other regulation, then the county shall create the
3 Office of the Crime Free Housing Coordinator.

4 (b) The Coordinator shall be designated by the county
5 board and shall have no less than 3 years of experience in
6 social work, social services, or community advocacy.

7 (c) The Coordinator shall receive fair housing training
8 from a qualified fair housing program, including training
9 specific to housing protections for survivors of domestic
10 violence, dating violence, sexual assault, stalking, and other
11 victims, persons with disabilities, and persons entitled to
12 protection under the Juvenile Court Act of 1987. Any resident,
13 property owner, tenant, landlord, or other person that
14 receives a notice to quit due to a violation of a crime-free
15 housing or nuisance ordinance, resolution, policy, program, or
16 other regulation shall be directed to the Office of the Crime
17 Free Housing Coordinator by the county.

18 (d) The Coordinator shall assist individuals affected by
19 the county crime-free housing or nuisance ordinance,
20 resolution, policy, program, or other regulation with securing
21 alternative safe, suitable housing if the individual received
22 a notice to quit due to a violation of the ordinance,
23 resolution, policy, program, or other regulation.

24 (e) The Coordinator shall offer training, outreach, and
25 educational materials, and may arrange for the offering of
26 courses in subjects relevant to: (i) tenant rights and (ii)

1 the laws encompassing tenant rights.

2 (f) The Office shall maintain the following information on
3 the county's public-facing:

4 (1) The text of the Landlord and Tenant Act, the
5 Security Deposit Return Act, the Security Deposit Interest
6 Act, the Retaliatory Eviction Act, the Landlord
7 Retaliation Act, the Property Taxes of Noncitizen
8 Landlords Act, the Rent Concession Act, the Rental
9 Property Utility Service Act, the Tenant Utility Payment
10 Disclosure Act, the Residential Tenants' Right to Repair
11 Act, the Mobile Home Landlord and Tenant Rights Act, the
12 Safe Homes Act, the Summary of Rights for Safer Homes Act,
13 the Immigrant Tenant Protection Act, the Illinois Human
14 Rights Act, this Act, the county's crime-free housing or
15 nuisance ordinance, and any other statute, administrative
16 rule, or regulation that the Coordinator determines is
17 relevant to tenant rights or fair housing.

18 (2) the name, contact information, and a description
19 of local community-based and legal aid organizations that
20 provide tenant rights services and local and State
21 domestic violence, sexual assault, dating violence, and
22 stalking organizations and other community-based victim
23 services organizations.

24 (3) any other information that the Coordinator
25 determines is useful to tenants and landlords.

26 (g) The Office shall make available during regular

1 business hours a toll-free telephone number to provide
2 information and resources on matters relating to tenant rights
3 and crime free housing.

4 (h) The Office shall conduct and make publicly available
5 an annual assessment of the fair housing implications of the
6 enforcement of any crime-free housing or nuisance ordinance,
7 resolution, policy, program, or other regulation in the
8 Office's jurisdiction. The assessment shall include data on
9 the number of notices for potential or actual violations
10 issued to landlords and tenants as a result of potential or
11 actual violations of crime-free housing ordinances, other
12 enforcement actions taken and evictions encouraged, ordered,
13 or filed due to the crime-free housing ordinance, broken down
14 by the protected class statuses set forth in the Illinois
15 Human Rights Act. The assessment shall also include
16 information on the type of criminal activity underlying each
17 enforcement action or eviction filing, if the enforcement was
18 triggered by or as a result of calls for law enforcement or
19 other emergency services, if there was a tenant, guest,
20 household member, or other person experiencing domestic
21 violence, dating violence, sexual assault, stalking, or other
22 violence in the home, if there was a tenant, guest, household
23 member, or other person in the home with a disability, and if
24 the enforcement of the crime-free housing ordinance resulted
25 in the eviction, lease termination, or lease non-renewal of
26 all or any members of the household.

1 Section 10. The Illinois Municipal Code is amended by
2 adding Section 1-2.1-11 as follows:

3 (65 ILCS 5/1-2.1-11 new)

4 Sec. 1-2.1-11. Crime-free housing ordinance protections.

5 (a) As used in this Section:

6 "Dating violence" has the meaning given to that term under
7 Section 10 of the Safe Homes Act.

8 "Disability" means, with respect to a person:

9 (1) a physical or mental impairment which
10 substantially limits one or more of such person's major
11 life activities;

12 (2) a record of having such an impairment; or

13 (3) being regarded as having such an impairment, but
14 such term does not include current, illegal use of or
15 addiction to a controlled substance, as defined in the
16 federal Controlled Substances Act, 21 U.S.C. 802.

17 "Domestic violence," has the meaning given to that term
18 under Section 10 of the Safe Homes Act.

19 "Landlord" or "property owner" means the owner of a
20 building, or the owner's agent with regard to matters
21 concerning a landlord's leasing of one or more residential
22 dwelling units.

23 "Law enforcement agency" means a department or agency of
24 the United States, the State, a local government, or other

1 political subdivision of the United States, the State, or a
2 local government authorized by law or regulation to engage in
3 or supervise the prevention, detection, investigation, or
4 prosecution of a violation of criminal or civil law,
5 including, but not limited to, United States Immigration and
6 Customs Enforcement and the State's Department of Human
7 Services or Department of Children and Family Services.

8 "Penalty" includes, but is not limited to, an actual or
9 threatened action against a landlord in response to a landlord
10 failing to implement or enforce an ordinance, resolution,
11 policy, program or other regulation prohibited under
12 subsection (c) of this Section, including revoking,
13 suspending, or refusing to issue a permit or license otherwise
14 required by the county for a property owner or landlord to
15 engage in the business of leasing within the county; or an
16 actual or threatened assessment of fines or fees, denial of
17 housing, eviction, termination of a tenancy, or failure to
18 renew a tenancy.

19 "Sexual assault" has the meaning given to that term under
20 Section 10 of the Safe Homes Act.

21 "Stalking" has the meaning given to that term under
22 Section 10 of the Safe Homes Act.

23 "Tenant" or "resident" means a person who has entered into
24 an oral or written lease with a landlord whereby the person is
25 the lessee under the lease of a residential dwelling.

26 (b) Nothing in this Section shall apply to:

1 (1) any regulation of commercial or business landlord
2 and tenant leases;

3 (2) any regulation of real estate tenancies entered
4 into for nonresidential purposes;

5 (3) any regulation of a commercial enterprise or
6 business that is required to have a license in order to
7 engage in commercial or business activity;

8 (4) any regulation of tenancy or real estate in
9 relation to the sale, use, consumption or distribution of
10 liquor, tobacco, vaping equipment and supplies, cannabis,
11 weapons, food, drinks, or drug paraphernalia;

12 (5) any regulation of tenancy or real estate for the
13 purpose of performances, hotels, motels, bed and
14 breakfasts, shared housing, vacation rentals;

15 (6) any regulation of tenancy or real estate for the
16 removal, storage, distribution, repairs, and manufacturing
17 of any environmentally hazardous substances or materials;

18 (7) any building, zoning, fire, or health code
19 enforcement for conduct or contacts unrelated to (i):
20 contact with a law enforcement agency or other emergency
21 service as defined in subsection (a) of this Section; or
22 (ii) resulting in activity prohibited under subsection (c)
23 of this Section;

24 (8) any ordinance that provides for an enforcement
25 action against an owner or landlord for their continued or
26 chronic failure to maintain or repair a residential real

1 estate property as required under the municipality's
2 building, construction, zoning, fire, or health codes;

3 (9) any ordinance providing for administrative
4 adjudication of municipal code violations unrelated to (i)
5 contact with a law enforcement agency or other emergency
6 service as defined in subsection (a) of this Section or
7 (ii) resulting in activity prohibited under subsection (c)
8 of this Section;

9 (10) any program, policy, or ordinance that encourages
10 or requires the landlord to evict or not renew the lease of
11 a tenant convicted of murder, a Class X felony, or Class
12 One felony for an act that occurred on the property, as
13 long as the program, policy, or ordinance does not
14 encourage or require the landlord to evict or not renew
15 the lease of any other tenant in the home not convicted of
16 murder, Class X felony, or Class One felony for an act that
17 occurred on the property, and as long as the program,
18 policy, or ordinance requires the county to provide
19 written notice and an opportunity to be heard to the
20 tenant subject to eviction at least 30 days before
21 requiring a landlord to evict or not renew the tenant's
22 lease; or

23 (11) any county program, whether voluntary or
24 mandatory, that provides training to landlords or tenants
25 on landlord and tenant law, fair housing, zoning, fire, or
26 health codes, as long as they do not violate this Act,

1 State or federal law.

2 (c) A municipality shall not adopt, enforce, or implement
3 any ordinance, resolution, policy, program, or other
4 regulation that does any of the following:

5 (1) imposes, or threatens to impose a penalty against
6 a resident, property owner, tenant, landlord, or other
7 person as a consequence of:

8 (A) requests for law enforcement or emergency
9 assistance for the person or on behalf of another
10 person in need of assistance, including, but not
11 limited to, a request related to an incident of
12 domestic violence, dating violence, sexual assault,
13 stalking, or another act of violence, or concerning an
14 individual with a disability or a person entitled to
15 protections under the Juvenile Court Act of 1987.

16 (B) criminal activity the resident, property
17 owner, tenant, landlord, or other person did not
18 perpetrate, including, but not limited to, criminal
19 activity related to an incident of domestic violence,
20 dating violence, sexual assault, or stalking or
21 concerning an individual with a disability;

22 (C) an arrest record, in violation of Section
23 3-102 of the Illinois Human Rights Act;

24 (2) creates or uses training or promotional materials
25 contrary to this Act, State, or federal law;

26 (3) requires or promotes a property owner or landlord

1 to do, or impose a penalty on a property owner or landlord
2 for the failure to do, any of the following:

3 (A) evict or not renew the lease of a tenant for
4 requests for law enforcement or emergency assistance,
5 on behalf of the tenant or on behalf of another person
6 in need of assistance, including, but not limited to,
7 contact with law enforcement or emergency services for
8 a person entitled to protections under the Juvenile
9 Court Act of 1987, or because of the tenant's
10 association with another tenant, guest, household
11 member, or other person who has been arrested or has a
12 criminal conviction.

13 (B) include a provision in a lease or rental
14 agreement that provides as grounds for eviction any
15 cause that is in conflict with this Act, State, or
16 federal law;

17 (C) evict or not renew the lease of a tenant for
18 any acts of criminal activity the tenant did not
19 perpetrate including, but not limited to, criminal
20 activity related to an incident of domestic violence,
21 dating violence, sexual assault, stalking, or another
22 act of violence, or concerning an individual with a
23 disability;

24 (D) evict or not renew the lease of a tenant solely
25 on the basis of an arrest record in violation of
26 Section 3-102 of the Illinois Human Rights Act; or

1 (4) define as a nuisance requests for law enforcement
2 or emergency assistance, requested by or for a tenant,
3 landlord, resident, guest, property owner, or other
4 person.

5 (d) An aggrieved party may file an action in circuit
6 court, including for injunctive relief, monetary relief,
7 attorney's fees, and costs, against a municipality to enforce
8 the provisions of this Section. Nothing in this Section shall
9 be read to allow an aggrieved party to file or sustain an
10 action arising out of this Section against a landlord, owner,
11 management company, leasing agent, or real estate agent or any
12 other person or entity other than the municipality.

13 (e) If a municipality adopts, enforces, or implements a
14 crime-free housing or nuisance ordinance, resolution, policy,
15 program, or other regulation or any other ordinance,
16 resolution, policy, program, or other regulation that affects
17 a tenancy, the ordinance, resolution, policy, program, or
18 other regulation shall require the municipality and the
19 landlord to provide a 30 day written notice and an opportunity
20 to be heard to the tenant, household member, guest, or other
21 person prior to the municipality's direction or encouragement
22 to file an eviction action or the filing of an eviction action
23 by the landlord. The municipality and landlord notices shall
24 be in the following form:

25 (1) The municipality notice.

26 "To A.B.: You are hereby notified that in

1 consequence of (here insert the name of the person in
2 violation) violation of (here insert the character of
3 the violation as defined by the crime-free housing or
4 nuisance ordinance, resolution, policy, program, or
5 other regulation) you may be at risk of eviction.
6 (Here insert the name of the person in violation) is
7 accused of (insert the violation) on (insert date).
8 You have 30 days from today to request a hearing from
9 an informal hearing officer at the municipality at
10 (insert phone number and address). The municipality
11 cannot encourage or order your eviction or lease to
12 not be renewed if you or others called the police or
13 emergency services for help, or if you or others are
14 crime victims or otherwise not at fault."

15 The notice shall also include the name, contact
16 information, and a description of local community-based
17 and legal aid organizations that provide tenant rights
18 services as well as State and local domestic violence,
19 dating violence, sexual assault, stalking, and other
20 victim services. The notice is to be signed by the Chief
21 Law Enforcement Officer for the municipality, who has
22 reviewed the information to confirm that violations
23 underlying the notice are not in conflict with this Act,
24 State, or federal law. The opportunity to be heard shall
25 be provided by the municipality in a forum with a neutral
26 party to adjudicate. The tenants receiving the notice

1 shall have an opportunity to have legal counsel present,
2 solicit and present testimony, and receive written
3 discovery. Any statements made by the tenants to the Crime
4 Free Housing Coordinator cannot be admitted into evidence.

5 (2) The landlord notice.

6 "To A.B.: You are hereby notified that in
7 consequence of (here insert the name of the person in
8 violation) violation of (here insert the character of
9 the violation) I am required to terminate (here insert
10 the name of the person in violation) tenancy and (here
11 insert name of the person in violation) is hereby
12 notified to (quit and deliver up possession or vacate)
13 the premises (here describe the premises) within 30
14 days of this date (dated, etc.). The notice (to quit
15 and deliver up possession or vacate) only applies to
16 (insert the name of the person in violation) and does
17 not affect the tenancy of the other tenants. If (here
18 insert the name of the person in violation) believes
19 that this notice has been served in error or would like
20 assistance in securing alternative housing, they may
21 contact the Office of the Crime Free Housing
22 Coordinator at (insert phone number and address)."

23 The notice shall also include the name, contact
24 information, and a description of local community-based
25 and legal aid organizations that provide tenant rights
26 services as well as State and local domestic violence,

1 dating violence, sexual assault, stalking, and other
2 victim services. The notice is to be signed by the lessor
3 or his or her agent, and no other notice or demand of
4 possession or termination of such tenancy shall be given,
5 unless otherwise required by federal or State law.

6 (f) Nothing with respect to this Section shall be read to
7 limit or prohibit the eviction of or imposition of penalties
8 against the perpetrator of domestic violence, dating violence,
9 sexual assault, stalking or other criminal activity.

10 (g) A home rule municipality may not regulate tenancy in a
11 manner inconsistent with this Section. This Section is a
12 limitation under subsection (i) of Section 6 of Article VII of
13 the Illinois Constitution on the concurrent exercise by home
14 rule units of powers and functions exercised by the State.

15 Section 15. The Housing Authorities Act is amended by
16 adding Section 8.25 as follows:

17 (310 ILCS 10/8.25 new)

18 Sec. 8.25. Crime-free housing and nuisance ordinances.

19 (a) Unless otherwise required by federal law, a housing
20 authority may not adopt, enforce, or implement a county's or
21 municipality's ordinance, resolution, policy, program, or
22 other regulation affecting a tenancy prohibited by Section
23 5-1005.11 of the Counties Code or Section 1-2.1-5 of the
24 Municipal Code.

1 (b) An aggrieved party may file an action in circuit
2 court, including for injunctive relief, monetary relief,
3 attorney's fees, and costs, against a housing authority to
4 enforce the provisions of this Section. Nothing in this
5 Section shall be read to allow an aggrieved party to file or
6 sustain an action arising out of this Section against a
7 landlord, owner, management company, leasing agent, or real
8 estate agent or any other person or entity other than the
9 housing authority.

10 (c) A home rule municipality may not adopt regulations
11 that encourage or require housing authorities to act in a
12 manner inconsistent with this Section. This Section is a
13 limitation under subsection (i) of Section 6 of Article VII of
14 the Illinois Constitution on the concurrent exercise by home
15 rule units of powers and functions exercised by the State.