



## 104TH GENERAL ASSEMBLY

### State of Illinois

2025 and 2026

SB3363

Introduced 2/4/2026, by Sen. Rachel Ventura

#### SYNOPSIS AS INTRODUCED:

765 ILCS 705/35 new  
765 ILCS 705/40 new  
765 ILCS 705/45 new

Amends the Landlord and Tenant Act. Provides that each recurring nonoptional fee must be on the real estate listing or an accompanying link to a website for the residential property and on the first page of the lease agreement in a clear and conspicuous manner as part of the total cost of the rent. Provides that if such a fee is not explicitly included in the cost of rent, a landlord may not charge the fee on a recurring basis, and the tenant is not liable for the fee on a recurring basis. Provides that all one-time nonoptional fees must be detailed on the first page of a lease agreement in a clear and conspicuous manner, and a landlord may not charge the fee, and the tenant is not liable for payment of the fee if a fee is not explicitly contained. Prohibits a landlord from requiring a tenant to acquire or maintain an insurance policy intended to provide coverage for damage or injury occurring in common areas of residential property. Provides that any person alleging a violation of any provision of the Landlord and Tenant Act may bring a civil action against a person or entity who is alleged to have violated the Act seeking actual damages, injunctive relief, and attorney's fees and costs.

LRB104 18647 JRC 32090 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 Sections 35, 40, and 45 as follows:

6 (765 ILCS 705/35 new)

7 Sec. 35. Rental fee transparency.

8 (a) Each recurring nonoptional fee must be on the listing  
9 or an accompanying link to a website for the residential  
10 property and on the first page of the lease agreement in a  
11 clear and conspicuous manner as part of the total cost of the  
12 rent. If such a fee is not explicitly included in the cost of  
13 rent, a landlord may not charge the fee on a recurring basis,  
14 and the tenant is not liable for the fee on a recurring basis.

15 (b) All one-time nonoptional fees must be detailed on the  
16 first page of a lease agreement in a clear and conspicuous  
17 manner. If a fee is not explicitly contained on the first page  
18 of a lease agreement, a landlord may not charge the fee, and  
19 the tenant is not liable for payment of the fee.

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21 (765 ILCS 705/40 new)

22 Sec. 40. Renters Insurance. A landlord may not require a

1 tenant to acquire or maintain an insurance policy intended to  
2 provide coverage for damage or injury occurring in common  
3 areas of residential property.

4 (765 ILCS 705/45 new)

5 Sec. 45. Penalties. Any person alleging a violation of the  
6 Landlord and Tenant Act may bring a civil action against a  
7 person or entity who is alleged to have violated any  
8 provisions of the Act seeking actual damages, injunctive  
9 relief, and attorney's fees and costs.