



## 104TH GENERAL ASSEMBLY

### State of Illinois

2025 and 2026

SB3530

Introduced 2/5/2026, by Sen. Adriane Johnson

#### SYNOPSIS AS INTRODUCED:

765 ILCS 705/35 new

765 ILCS 705/40 new

Amends the Landlord and Tenant Act. Prohibits the total amount of a security deposit from exceeding the amount of the first full month's rent for the tenant's dwelling that is the primary residence of the tenant. Allows a landlord to only charge a tenant a security deposit upon the signing of an initial lease agreement. Prohibits a landlord from charging a tenant an additional security deposit or increase the total amount of a security deposit upon the renewal of a lease or upon an increase in rent. Prohibits a landlord from increasing rent by more than 3.5% in a 12-month period for a dwelling that is the primary residence of the tenant. Requires that a landlord provide a tenant with a minimum of 30 days' written notice before increasing rent. Provides that if written notice is not provided, the tenant is not liable for the difference between the initial rent and the increased rent. Provides that any person alleging a violation of these new provisions may bring a civil action, in accordance with applicable law, in any court of competent jurisdiction and the court may order injunctive relief, monetary relief, attorney's fees, and costs.

LRB104 18637 JRC 32080 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 and 40 as follows:

6 (765 ILCS 705/35 new)

7 Sec. 35. Security deposits for residential property.

8 (a) The total amount of a security deposit may not exceed  
9 the amount of the first full month's rent for the tenant's  
10 dwelling that is the primary residence of the tenant. If rent  
11 is not paid or otherwise apportioned on a monthly basis, then  
12 for the sole purpose of applying this limit the total rent  
13 shall be pro-rated on an equal, monthly basis and the total  
14 charge to a tenant for the cost of a security deposit may not  
15 exceed the pro-rated, monthly rental amount.

16 (b) A landlord may only charge a tenant a security deposit  
17 upon the signing of an initial lease agreement. A landlord may  
18 not charge a tenant an additional security deposit or increase  
19 the total amount of a security deposit upon the renewal of a  
20 lease or upon an increase in rent.

21 (c) Any person alleging a violation of this Section may  
22 bring a civil action, in accordance with applicable law, in  
23 any court of competent jurisdiction. The court may order

1 injunctive relief, monetary relief, attorney's fees, and  
2 costs.

3 (765 ILCS 705/40 new)

4 Sec. 40. Rent increases for residential property.

5 (a) A landlord may not increase rent by more than 3.5% in a  
6 12-month period for the tenant's dwelling that is the primary  
7 residence of the tenant.

8 (b) A landlord must provide a tenant with a minimum of 30  
9 days' written notice before increasing rent. If written notice  
10 is not provided, the tenant is not liable for the difference  
11 between the initial rent and the increased rent.

12 (c) Any person alleging a violation of this Section may  
13 bring a civil action, in accordance with applicable law, in  
14 any court of competent jurisdiction. The court may order  
15 injunctive relief, monetary relief, attorney's fees, and  
16 costs.