



## 104TH GENERAL ASSEMBLY

### State of Illinois

2025 and 2026

SB3671

Introduced 2/5/2026, by Sen. Doris Turner

#### SYNOPSIS AS INTRODUCED:

New Act  
310 ILCS 65/5

from Ch. 67 1/2, par. 1255

Creates the Residential Rental Property Registry Act and amends the Illinois Affordable Housing Act. Requires the State to establish the Residential Rental Registry to be maintained and monitored by the Illinois Housing Development Authority. Requires that each landlord of one or more dwelling units, including condominium and cooperative units, must register each dwelling unit by January 1 of each year with the Residential Rental Registry. Prohibits a person from allowing to be occupied or rented or charge, accept, or retain rent for any dwelling unit unless the landlord has registered the dwelling unit with the Residential Rental Registry. Provides that a landlord who has not paid the rental registry fee within the past 12 months for a particular dwelling unit may not increase the rent charged for the dwelling unit until the landlord pays, in full, the rental registry fee currently due for the dwelling unit. Requires all landlords of residential dwelling units to pay an annual registration fee in the amount of \$100 per dwelling unit, excluding a local housing authority and an owner-occupied building of 6 or fewer units that pays a fee of \$50 per dwelling unit. Authorizes the Illinois Housing Development Authority to administer the Act and adopt appropriate rules to implement the Act. Creates penalties for a landlord that provides false or misleading information to the Authority. Provides that registration fees and fines collected under the Residential Rental Property Act shall be deposited into the Illinois Affordable Housing Trust Fund for the purpose of providing rental assistance.

LRB104 17841 JRC 31275 b

1 AN ACT concerning housing.

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

4 Section 1. Short title. This Act may be cited as the  
5 Residential Rental Property Registry Act.

6 Section 5. Definitions. As used in this Act:

7 "Dwelling unit" means a room, a suite of rooms, or other  
8 residential real estate used for human habitation as the  
9 primary residence of the occupant.

10 "Landlord" means the owner of a dwelling unit.

11 Section 10. Establishment of the Residential Rental  
12 Registry.

13 (a) The State shall establish the Residential Rental  
14 Registry to be maintained and monitored by the Illinois  
15 Housing Development Authority.

16 (b) The Illinois Housing Development Authority shall  
17 prepare and make available an Internet registration web form  
18 for a landlord to complete that collects information that the  
19 Illinois Housing Development Authority deems necessary to  
20 fulfill the purposes of this Act, including, but not limited  
21 to, the following:

22 (1) The street address and property index number of

1 the building within which any dwelling unit is located;

2 (2) The number of dwelling units in the building, the  
3 number of floors in the building, the floor number and  
4 unit number or letter designation for each dwelling unit  
5 that is or may be available for rent at any time, and the  
6 number of bedrooms in each dwelling unit;

7 (3) The rental rate charged at the time of  
8 registration for each dwelling unit;

9 (4) The name, street address, email, and telephone  
10 number of the landlord;

11 (5) If the landlord is a corporation, partnership,  
12 limited partnership, limited liability company, or other  
13 entity, the name, title, street address, telephone number,  
14 associated website address, and the email address of a  
15 responsible individual partner, member, or officer.

16 (6) The name, street address, email, associated  
17 website address, and telephone number of the property  
18 manager, if different from the landlord; and

19 (7) The name, street address, telephone number, and  
20 the email address of the person or entity a tenant is to  
21 contact when requesting repairs and maintenance be made to  
22 the dwelling unit, and the contact person's business  
23 relationship to the owner.

24 (c) For purposes of this Section, a post office box or  
25 commercial mail receiving service is not accepted as the  
26 landlord's or property manager's address. The building and

1 dwelling unit being registered is not accepted as the  
2 landlord's address, unless it is the principal place of  
3 business or residence of the landlord.

4 (d) Failure to provide the required information or to pay  
5 the registration fee is grounds for Illinois Housing  
6 Development Authority to disallow registration.

7 Section 15. Registration.

8 (a) Each landlord of one or more dwelling units in the  
9 State, including condominium and cooperative units, shall  
10 register each dwelling unit by January 1 of each year with the  
11 Residential Rental Registry. Registration of a condominium or  
12 cooperative unit is required only for the individual dwelling  
13 unit being rented or offered for rent and not for the entire  
14 building or development.

15 (b) Within 15 days after a change in ownership of a  
16 dwelling unit, the new landlord shall notify the Illinois  
17 Housing Development Authority of the change.

18 (c) A landlord may not allow a dwelling unit to be occupied  
19 or charge, accept, or retain rent unless the landlord has  
20 registered the dwelling unit with the Residential Rental  
21 Registry.

22 (d) A landlord who has not paid the rental registry fee  
23 within the past 12 months for a particular dwelling unit may  
24 not increase the rent charged for the dwelling unit until the  
25 landlord pays, in full, the rental registry fee currently due

1 for the dwelling unit.

2 Section 20. Registration fees.

3 (a) All landlords of dwelling units shall pay an annual  
4 registration fee in the amount of \$100 per dwelling unit with  
5 the following exceptions:

6 (1) A local housing authority is exempt from paying a  
7 registration fee for a dwelling unit it owns.

8 (2) An owner-occupied building of 6 or fewer units is  
9 required to pay an annual registration fee of \$50 per  
10 dwelling unit.

11 (b) Registration fees and fines collected under this Act  
12 shall be deposited into the Illinois Affordable Housing Trust  
13 Fund for the purpose of providing rental assistance.

14 Section 25. Penalties. Any person who provides false or  
15 misleading information to the Illinois Housing Development  
16 Authority is prohibited from filing an eviction action or  
17 other action under the Code of Civil Procedure seeking  
18 possession of any dwelling unit within the building for which  
19 the false or misleading information was provided and be fined  
20 \$150 per dwelling unit. Each day that a violation exists  
21 constitutes a separate and distinct offense.

22 Section 30. Administration and rulemaking.

23 (a) The Illinois Housing Development Authority shall

1 administer this Act and adopt rules for the effective  
2 administration of this Act within 90 days of the effective  
3 date of this Act.

4 (b) The Illinois Housing Development Authority shall  
5 consult and cooperate with other relevant State departments  
6 and agencies in the implementation, administration, and  
7 enforcement of this Act.

8 (c) The Illinois Housing Development Authority shall  
9 establish and maintain the rental registry on a user-friendly,  
10 publicly accessible, searchable website, and include, in  
11 addition to the registration forms submitted by an owner,  
12 records of registration violations. This website shall  
13 maintain public access to these records for 10 years.

14 (d) The Illinois Housing Development Authority shall  
15 enforce any provision of this Act by seeking an injunction or  
16 any other relief in a court proceeding.

17 Section 900. The Illinois Affordable Housing Act is  
18 amended by changing Section 5 as follows:

19 (310 ILCS 65/5) (from Ch. 67 1/2, par. 1255)

20 Sec. 5. Illinois Affordable Housing Trust Fund.

21 (a) There is hereby created the Illinois Affordable  
22 Housing Trust Fund, hereafter referred to in this Act as the  
23 "Trust Fund" to be held as a separate fund within the State  
24 Treasury and to be administered by the Program Administrator.

1 The purpose of the Trust Fund is to finance projects of the  
2 Illinois Affordable Housing Program as authorized and approved  
3 by the Program Administrator. The Funding Agent shall  
4 establish, within the Trust Fund, a General Account, a Bond  
5 Account, a Commitment Account and a Development Credits  
6 Account. The Funding Agent shall authorize distribution of  
7 Trust Fund moneys to the Program Administrator or a payee  
8 designated by the Program Administrator for purposes  
9 authorized by this Act. After receipt of the Trust Fund moneys  
10 by the Program Administrator or designated payee, the Program  
11 Administrator shall ensure that all those moneys are expended  
12 for a public purpose and only as authorized by this Act.

13 (b) Except as otherwise provided in Section 8(c) of this  
14 Act, there shall be deposited in the Trust Fund such amounts as  
15 may become available under the provisions of this Act,  
16 including, but not limited to:

17 (1) all receipts, including dividends, principal and  
18 interest repayments attributable to any loans or  
19 agreements funded from the Trust Fund;

20 (2) all proceeds of assets of whatever nature received  
21 by the Program Administrator, and attributable to default  
22 with respect to loans or agreements funded from the Trust  
23 Fund;

24 (3) any appropriations, grants or gifts of funds or  
25 property, or financial or other aid from any federal or  
26 State agency or body, local government or any other public

1 organization or private individual made to the Trust Fund;

2 (4) any income received as a result of the investment

3 of moneys in the Trust Fund;

4 (5) all fees or charges collected by the Program

5 Administrator or Funding Agent pursuant to this Act;

6 (6) amounts as provided in Section 31-35 of the Real

7 Estate Transfer Tax Law;

8 (7) other funds as appropriated by the General

9 Assembly; and

10 (8) any income, less costs and fees associated with

11 the Program Escrow, received by the Program Administrator

12 that is derived from Trust Fund Moneys held in the Program

13 Escrow prior to expenditure of such Trust Fund Moneys.

14 (c) Additional Trust Fund Purpose: Receipt and use of

15 federal funding for programs responding to the COVID-19 public

16 health emergency. Notwithstanding any other provision of this

17 Act or any other law limiting or directing the use of the Trust

18 Fund, the Trust Fund may receive, directly or indirectly,

19 federal funds from the Homeowner Assistance Fund authorized

20 under Section 3206 of the federal American Rescue Plan Act of

21 2021 (Public Law 117-2). Any such funds shall be deposited

22 into a Homeowner Assistance Account which shall be established

23 within the Trust Fund by the Funding Agent so that such funds

24 can be accounted for separately from other funds in the Trust

25 Fund. Such funds may be used only in the manner and for the

26 purposes authorized in Section 3206 of the American Rescue

1 Plan Act of 2021 and in related federal guidance. Also, the  
2 Trust Fund may receive, directly or indirectly, federal funds  
3 from the Emergency Rental Assistance Program authorized under  
4 Section 3201 of the federal American Rescue Plan Act of 2021  
5 and Section 501 of Subtitle A of Title V of Division N of the  
6 Consolidated Appropriations Act, 2021 (Public Law 116-260).  
7 Any such funds shall be deposited into an Emergency Rental  
8 Assistance Account which shall be established within the Trust  
9 Fund by the Funding Agent so that such funds can be accounted  
10 for separately from other funds in the Trust Fund. Such funds  
11 may be used only in the manner and for the purposes authorized  
12 in Section 3201 of the American Rescue Plan Act of 2021 and in  
13 related federal guidance. Expenditures under this subsection  
14 (c) are subject to annual appropriation to the Funding Agent.  
15 Unless used in this subsection (c), the defined terms set  
16 forth in Section 3 shall not apply to funds received pursuant  
17 to the American Rescue Plan Act of 2021. Notwithstanding any  
18 other provision of this Act or any other law limiting or  
19 directing the use of the Trust Fund, funds received under the  
20 American Rescue Plan Act of 2021 are not subject to the terms  
21 and provisions of this Act except as specifically set forth in  
22 this subsection (c).

23 (d) Additional Trust Fund Purpose. The Trust Fund may also  
24 receive moneys that are designated for deposit into the Trust  
25 Fund as provided in the Residential Rental Property Registry  
26 Act. Those moneys may be used as provided in Section 20 of the

1 Residential Rental Property Registry Act.

2 (Source: P.A. 102-16, eff. 6-17-21; 103-8, eff. 7-1-23.)