



Rep. Anna Moeller

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10300HB2727ham001

LRB103 29575 LNS 59767 a

1 AMENDMENT TO HOUSE BILL 2727

2 AMENDMENT NO. _____. Amend House Bill 2727 by replacing
3 everything after the enacting clause with the following:

4 "Section 5. The Mobile Home Landlord and Tenant Rights Act
5 is amended by adding Section 18.5 as follows:

6 (765 ILCS 745/18.5 new)

7 Sec. 18.5. Notice of rental increase. A park owner shall
8 notify a manufactured home owner in the park of a rent or fee
9 increase if the increase is in excess of 3% above the current
10 rent or in the Consumer Price Index, whichever is greater. If
11 the rent or fee increase is greater than the percentage rate of
12 rent in the Consumer Price Index, the park owner shall provide
13 a written justification for the increase that complies with
14 this Section, and make documentation available to all
15 residents that shows the costs and commencement of work that
16 justifies the rent or fee increase pursuant to this Section,

1 as applicable.

2 In order for an increase in costs to justify a rent or fee
3 increase of 3% above the current rent or in the Consumer Price
4 Index, whichever is greater, pursuant to this Section, for
5 costs incurred for ordinary maintenance, including
6 preventative maintenance, repair of the roads, infrastructure,
7 or other community property or services, property or real
8 estate taxes, and utilities not directly paid by the
9 manufactured home owner, the park owner must demonstrate that
10 the work performed was necessary to meet the park owner's
11 warranty of habitability obligations, and demonstrate that the
12 rent or fee increase imposed was no more than was necessary to
13 cover the actual and reasonable cost of the work performed."