



## 103RD GENERAL ASSEMBLY

### State of Illinois

2023 and 2024

HB2727

Introduced 2/16/2023, by Rep. Anna Moeller

#### SYNOPSIS AS INTRODUCED:

210 ILCS 115/13.5 new

Amends the Mobile Home Park Act. Provides that, when a mobile home park owner notifies the manufactured home owners in the park of a rent or fee increase and the increase is in excess of 3% above the current rent, the mobile home park owner shall provide a written justification for the increase and make available to any resident, by request, documentation that show the costs and commencement of work that justify the rent increase, as applicable. Provides that in order for an increase in costs to justify a rent increase above 3%, for costs incurred for ordinary maintenance, including preventative maintenance, repair of the roads, infrastructure, or other community property or services, the mobile home park owner must demonstrate that the work performed was necessary to meet the mobile home park owner's warranty of habitability obligations, and demonstrate that the rent increase imposed was no more than was necessary to cover the actual and reasonable cost of the work performed.

LRB103 29575 CPF 55970 b

1 AN ACT concerning regulation.

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

4 Section 5. The Mobile Home Park Act is amended by adding  
5 Section 13.5 as follows:

6 (210 ILCS 115/13.5 new)

7 Sec. 13.5. Notice of rental increase. When a mobile home  
8 park owner notifies the manufactured home owners in the park  
9 of a rent or fee increase and the increase is in excess of 3%  
10 above the current rent, the mobile home park owner shall  
11 provide a written justification for the increase that complies  
12 with this Section and make available to any resident, by  
13 request, documentation that show the costs and commencement of  
14 work that justify the rent increase pursuant to this Section,  
15 as applicable.

16 In order for an increase in costs to justify a rent  
17 increase above 3%, pursuant to this Section, for costs  
18 incurred for ordinary maintenance, including preventative  
19 maintenance, repair of the roads, infrastructure, or other  
20 community property or services, the mobile home park owner  
21 must demonstrate that the work performed was necessary to meet  
22 the mobile home park owner's warranty of habitability  
23 obligations, and demonstrate that the rent increase imposed

1 was no more than was necessary to cover the actual and  
2 reasonable cost of the work performed.