



103RD GENERAL ASSEMBLY

State of Illinois

2023 and 2024

HB4206

Introduced 11/1/2023, by Rep. Hoan Huynh

SYNOPSIS AS INTRODUCED:

765 ILCS 705/3.5 new

Amends the Landlord and Tenant Act. Provides that if a landlord uses a third-party payment portal to collect rental payments from tenants and if a transaction fee or other charge is imposed through the portal on rental payments made by e-check or other means, then the landlord shall allow the tenant to make rental payments by delivering a paper check to the landlord or the landlord's business office or by means that do not require the tenant to pay the transaction fee or other charge.

LRB103 34324 LNS 64154 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 Section 3.5 as follows:

6 (765 ILCS 705/3.5 new)

7 Sec. 3.5. Additional means to pay rent when electronic
8 payment methods charge additional fees. If a landlord uses a
9 third-party payment portal to collect rental payments from
10 tenants and if a transaction fee or other charge is imposed
11 through the portal on rental payments made by e-check or other
12 means, then the landlord shall allow the tenant to make rental
13 payments by delivering a paper check to the landlord or the
14 landlord's business office or by means that do not require the
15 tenant to pay the transaction fee or other charge.