



94TH GENERAL ASSEMBLY

State of Illinois

2005 and 2006

HB4823

Introduced 01/18/06, by Rep. Ron Stephens

SYNOPSIS AS INTRODUCED:

New Act

Creates the Tenant Notification Act. Provides that a landlord of a multi-unit rental complex or rental property with 2 or more rental units, mobile homes, or mobile home lots shall notify tenants that a sex offender or sexual predator is also a tenant, within 10 days of the landlord becoming aware that the sex offender is a tenant. Provides that the notice shall include the sex offender's name, address, and crime. Provides that a landlord who knows that a sex offender is a tenant shall give written notice of information about the sex offender to a prospective tenant before that person signs a lease or makes a rental agreement.

LRB094 17432 AJO 52727 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 1. Short title. This Act may be cited as the Tenant
5 Notification Act.

6 Section 5. Rental units. A landlord of rental property
7 consisting of 2 or more units shall, within 10 days after the
8 landlord becomes aware that a "sex offender" or "sexual
9 predator", as defined in the Sex Offender Registration Act, is
10 a tenant in a unit in the property, notify in writing all
11 tenants in the property that a sex offender or sexual predator
12 is a tenant in a unit in the property.

13 Section 10. Multi-unit complex. A landlord of a
14 multi-building or multi-unit complex shall, within 10 days
15 after the landlord becomes aware that a sex offender or sexual
16 predator, is a tenant in a unit in the property, notify in
17 writing all tenants who share a common onsite laundry facility,
18 storage area, recreation area or parking building or lot, that
19 a sex offender or sexual predator is a tenant in a unit in the
20 complex.

21 Section 15. Mobile homes. A mobile home park owner or
22 landlord of rental mobile homes, as defined in the Mobile Home
23 Landlord and Tenant Rights Act, or rental lots for mobile homes
24 consisting of 2 or more units or lots shall, within 10 days
25 after the park owner or landlord becomes aware that a sex
26 offender or sexual predator is a tenant in a rental mobile home
27 or on a rental lot, notify in writing all tenants in rental
28 mobile homes or on rental lots that a sex offender or sexual
29 predator is a tenant in a rented mobile home or on a rental
30 lot.

1 Section 20. Prospective tenants. A park owner or landlord
2 described in Section 5, 10, or 15, who is aware that a sex
3 offender or sexual predator is a tenant in a unit or mobile
4 home or on a lot, shall notify in writing a prospective tenant
5 that a sex offender is a tenant in a unit or mobile home or on a
6 lot before he or she signs a lease or makes an oral rental
7 agreement.

8 Section 25. Notice. The notice required by this Act shall
9 state information about the sex offender or sexual predator
10 including the person's full name, address, and the nature of
11 the offense that the person committed that resulted in the
12 person being designated as a sex offender or sexual predator.