



94TH GENERAL ASSEMBLY

State of Illinois

2005 and 2006

HB5380

Introduced 1/26/2006, by Rep. Ruth Munson

SYNOPSIS AS INTRODUCED:

765 ILCS 745/9

from Ch. 80, par. 209

Amends the Mobile Home Landlord and Tenant Rights Act. Provides that when possible, charges for ground or lot rent in a mobile home park must be comparable to the rental charges for ground or lots occupied by mobile homes or structures similar to mobile homes and located nearby. Provides that increases in the charges for ground or lot rent in a mobile home park must be comparable to increases in the charges for rental of real property similarly situated to mobile home parks.

LRB094 17310 DRJ 52605 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 Mobile Home Landlord and Tenant Rights Act
5 is amended by changing Section 9 as follows:

6 (765 ILCS 745/9) (from Ch. 80, par. 209)

7 Sec. 9. The Terms of Fees and Rents. The terms for payment
8 of rent shall be clearly set forth and all charges for
9 services, ground or lot rent, unit rent, or any other charges
10 shall be specifically itemized in the lease and in all billings
11 of the tenant by the park owner.

12 The owner shall not change the rental terms nor increase
13 the cost of fees, except as provided herein.

14 The park owner shall not charge a transfer or selling fee
15 as a condition of sale of a mobile home that is going to remain
16 within the park unless a service is rendered.

17 Rents charged to a tenant by a park owner may be increased
18 upon the renewal of a lease. Notification of an increase shall
19 be delivered 60 days prior to expiration of the lease.

20 When possible, charges for ground or lot rent in a mobile
21 home park must be comparable to the rental charges for ground
22 or lots occupied by mobile homes or structures similar to
23 mobile homes and located nearby. Increases in the charges for
24 ground or lot rent in a mobile home park must be comparable to
25 increases in the charges for rental of real property similarly
26 situated to mobile home parks.

27 (Source: P.A. 86-851.)