



95TH GENERAL ASSEMBLY

State of Illinois

2007 and 2008

HB5584

by Rep. Ruth Munson

SYNOPSIS AS INTRODUCED:

765 ILCS 745/8.7 new

Amends the Mobile Home Landlord and Tenant Rights Act. Provides that, if a mobile home park has an occupancy rate of less than 85%, (i) the purchaser of an existing mobile home that is located on a lot in that park may not be charged a rental amount for that lot for the first year of the lease that exceeds the rental amount charged to the prior lessee by more than 6% and (ii) rental amounts for the lease of any mobile home or mobile home lot may not be increased by more than 5% annually. Provides that in any mobile home park, increases in rent must be clearly explained in writing; the explanation must indicate (i) how much the rent has increased as a percentage of the base rent, (ii) the increase or decrease in the Consumer Price Index during the previous 12-month period, and (iii) the dollar amount of the increase per month and annually. Exempts mobile home parks in operation for 5 years or less, regardless of ownership, from these rent limitations.

LRB095 17214 AJO 43274 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 adding Section 8.7 as follows:

6 (765 ILCS 745/8.7 new)

7 Sec. 8.7. Rent limitations.

8 (a) If a mobile home park has an occupancy rate of less
9 than 85%:

10 (1) The purchaser of an existing mobile home that is
11 located on a lot in that park may not be charged a rental
12 amount for that lot for the first year of the lease that
13 exceeds the rental amount charged to the prior lessee by
14 more than 6%.

15 (2) Rental amounts for the lease of any mobile home or
16 mobile home lot may not be increased by more than 5%
17 annually.

18 (b) In any mobile home park, increases in rent must be
19 clearly explained in writing. The explanation must indicate (i)
20 how much the rent has increased as a percentage of the base
21 rent, (ii) the increase or decrease in the Consumer Price Index
22 during the previous 12-month period, and (iii) the dollar
23 amount of the increase per month and annually. In this Section,

1 "Consumer Price Index" means the Consumer Price Index for All
2 Urban Consumers for all items published by the United States
3 Department of Labor.

4 (c) For purposes of this Section, mobile homes leased to
5 others by the park owner are excluded from the occupancy rate
6 calculations.

7 (d) Mobile home parks in operation for 5 years or less,
8 regardless of ownership, are exempt from the provisions of this
9 Section.