



98TH GENERAL ASSEMBLY

State of Illinois

2013 and 2014

HB4211

by Rep. Jack D. Franks

SYNOPSIS AS INTRODUCED:

765 ILCS 705/4 new

Provides that the amendatory Act may be referred to as the Payment Non-discrimination Act. Amends the Landlord and Tenant Act. Provides that a lessor of residential real estate may not require a lessee to use an electronic system as the only method for the payment of rent. Provides that a lessor may offer a discount in exchange for the lessee to use an electronic system to pay rent, but may not assess any fee or other charge if a lessee chooses not to use an electronic system. Provides that an agreement by a lessee in a residential dwelling that waives or modifies his or her rights under the new provisions is void and unenforceable as contrary to public policy.

LRB098 14662 HEP 49499 b

1 AN ACT concerning civil law, which may be referred to as
2 the Payment Non-discrimination Act.

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

5 Section 5. The Landlord and Tenant Act is amended by adding
6 Section 4 as follows:

7 (765 ILCS 705/4 new)

8 Sec. 4. Electronic payment of rent in residential leases.

9 (a) A lessor of residential real estate may not require a
10 lessee to use an electronic system as the only method for the
11 payment of rent. A lessor may offer a discount in exchange for
12 the lessee to use an electronic system to pay rent, but may not
13 assess any fee or other charge if a lessee chooses not to use
14 an electronic system.

15 (b) An agreement by a lessee in a residential dwelling that
16 waives or modifies his or her rights as set forth in this
17 Section is void and unenforceable as contrary to public policy.