

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.