

**SB3299**



**98TH GENERAL ASSEMBLY**

**State of Illinois**

**2013 and 2014**

**SB3299**

Introduced 2/14/2014, by Sen. Dave Syverson

**SYNOPSIS AS INTRODUCED:**

735 ILCS 5/9-120

Amends the Code of Civil Procedure. Provides that when notification is made to a lessor by a governmental agency of an act under the Section concerning leased premises used in furtherance of a criminal offense, the governmental agencies having jurisdiction over the leased premises shall provide the owner, lessor, or agent with the information reasonably necessary to substantiate the required elements of a forcible entry and detainer action. Provides that a municipality or other governmental entity may not require an owner, lessor, or agent to bring a forcible entry and detainer action or impose a penalty on the owner, lessor, or agent for failure to evict when notification is made.

LRB098 18085 HEP 53214 b

**A BILL FOR**

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 Code of Civil Procedure is amended by  
5 changing Section 9-120 as follows:

6 (735 ILCS 5/9-120)

7 Sec. 9-120. Leased premises used in furtherance of a  
8 criminal offense; lease void at option of lessor or assignee.

9 (a) If any lessee or occupant, on one or more occasions,  
10 uses or permits the use of leased premises for the commission  
11 of any act that would constitute a felony or a Class A  
12 misdemeanor under the laws of this State, the lease or rental  
13 agreement shall, at the option of the lessor or the lessor's  
14 assignee become void, and the owner or lessor shall be entitled  
15 to recover possession of the leased premises as against a  
16 tenant holding over after the expiration of his or her term. A  
17 written lease shall notify the lessee that if any lessee or  
18 occupant, on one or more occasions, uses or permits the use of  
19 the leased premises for the commission of a felony or Class A  
20 misdemeanor under the laws of this State, the lessor shall have  
21 the right to void the lease and recover the leased premises.  
22 Failure to include this language in a written lease or the use  
23 of an oral lease shall not waive or impair the rights of the

1 lessor or lessor's assignee under this Section or the lease.  
2 This Section shall not be construed so as to diminish the  
3 rights of a lessor, if any, to terminate a lease for other  
4 reasons permitted under law or pursuant to the lease agreement.

5 (b) The owner or lessor may bring a forcible entry and  
6 detainer action, or, if the State's Attorney of the county in  
7 which the real property is located or the corporation counsel  
8 of the municipality in which the real property is located  
9 agrees, assign to that State's Attorney or corporation counsel  
10 the right to bring a forcible entry and detainer action on  
11 behalf of the owner or lessor, against the lessee and all  
12 occupants of the leased premises. The assignment must be in  
13 writing on a form prepared by the State's Attorney of the  
14 county in which the real property is located or the corporation  
15 counsel of the municipality in which the real property is  
16 located, as applicable. If the owner or lessor assigns the  
17 right to bring a forcible entry and detainer action, the  
18 assignment shall be limited to those rights and duties up to  
19 and including delivery of the order of eviction to the sheriff  
20 for execution. The owner or lessor shall remain liable for the  
21 cost of the eviction whether or not the right to bring the  
22 forcible entry and detainer action has been assigned.

23 (b-5) When notification is made to a lessor by a  
24 governmental agency of an act qualifying under this Section,  
25 the governmental agencies having jurisdiction over the leased  
26 premises shall provide the owner, lessor, or agent with the

1 information reasonably necessary to substantiate the required  
2 elements of an action filed under this Section. A municipality  
3 or other governmental entity may not require an owner, lessor,  
4 or agent to bring a forcible entry and detainer action under  
5 this Section or impose a penalty on the owner, lessor, or agent  
6 for failure to evict when notification is made.

7 (c) A person does not forfeit any part of his or her  
8 security deposit due solely to an eviction under the provisions  
9 of this Section, except that a security deposit may be used to  
10 pay fees charged by the sheriff for carrying out an eviction.

11 (d) If a lessor or the lessor's assignee voids a lease or  
12 contract under the provisions of this Section and the tenant or  
13 occupant has not vacated the premises within 5 days after  
14 receipt of a written notice to vacate the premises, the lessor  
15 or lessor's assignee may seek relief under this Article IX.  
16 Notwithstanding Sections 9-112, 9-113, and 9-114 of this Code,  
17 judgment for costs against a plaintiff seeking possession of  
18 the premises under this Section shall not be awarded to the  
19 defendant unless the action was brought by the plaintiff in bad  
20 faith. An action to possess premises under this Section shall  
21 not be deemed to be in bad faith when the plaintiff based his  
22 or her cause of action on information provided to him or her by  
23 a law enforcement agency, the State's Attorney, or the  
24 municipality.

25 (e) After a trial, if the court finds, by a preponderance  
26 of the evidence, that the allegations in the complaint have

1     been proven, the court shall enter judgment for possession of  
2     the premises in favor of the plaintiff and the court shall  
3     order that the plaintiff shall be entitled to re-enter the  
4     premises immediately.

5           (f) A judgment for possession of the premises entered in an  
6     action brought by a lessor or lessor's assignee, if the action  
7     was brought as a result of a lessor or lessor's assignee  
8     declaring a lease void pursuant to this Section, may not be  
9     stayed for any period in excess of 7 days by the court unless  
10    all parties agree to a longer period. Thereafter the plaintiff  
11    shall be entitled to re-enter the premises immediately. The  
12    sheriff or other lawfully deputized officers shall execute an  
13    order entered pursuant to this Section within 7 days of its  
14    entry, or within 7 days of the expiration of a stay of  
15    judgment, if one is entered.

16           (g) Nothing in this Section shall limit the rights of an  
17    owner or lessor to bring a forcible entry and detainer action  
18    on the basis of other applicable law.

19    (Source: P.A. 97-236, eff. 8-2-11.)