

Chicagoland Apartment Association

# *2025 Legislative Report*



The Chicagoland Apartment Association (CAA) represents more than 7,000 apartment professionals who own and/or manage over 308,000 market-rate and affordable rental units in over 2,100 apartment properties ranging from high-rises to two-flats across the Chicagoland region.



[www.caapts.org](http://www.caapts.org)

In 2025, housing policy remained a central focus for lawmakers and local officials across Illinois, as Chicago and the state as a whole continue to face persistent housing shortages and rising demand. These conditions have intensified pressure on rents and highlighted the need for policies that support the development of more rental housing.

State and local governments considered a broad range of proposals affecting fees, owner and tenant protections, and housing development, all of which have direct implications for property owners and housing providers. At the state level, the General Assembly considered multiple high-profile housing measures and, with CAA's engagement and policy input, passed a few into law.

### Bills That Passed the General Assembly in 2025

● CAA Support ● CAA Oppose ⏱ CAA Neutral ○ No Position

#### ● **SB1563 Sen. Lakesia Collins - EVICTION-CRIMINAL TRESPASS**

CAA supports strengthening the rights of property owners to remove squatters. SB1563 does just that. The measure provides that nothing in the Eviction Article may be construed to: (i) prohibit law enforcement officials from enforcing the offense of criminal trespass under the Criminal Code of 1963 or any other violation of the Code; or (ii) to interfere with the ability of law enforcement officials to remove persons or property from the premises when there is a criminal trespass.

#### ⌚ **HB3566 Rep. Dagmara Avelar - EVICTION OF MINORS**

CAA originally opposed HB3566 because it created too great a risk of legal liability exposure for our members. We negotiated with the sponsor and proponents of the legislation to mitigate that risk. We were able to change our position to neutral. The bill amends the Eviction Article of the Code of Civil Procedure. Requires dismissal of a complaint in its entirety against all defendants if the complaint names a defendant who is a minor at the time of filing. Provides that such an action shall be immediately sealed. Provides that, in addition to any other remedies available to the minor, a minor willfully and wantonly named as a defendant in violation of the Act is entitled to reasonable attorney's fees, actual damages, and liquidated damages in the amount of \$1,000. Provides that nothing in the Act prohibits a party from refiling an action against any defendants who otherwise may be properly named. Provides that, upon dismissing the case, the court may not waive any fees associated with refiling the action against defendants otherwise properly named.

## **HB3616 Rep. Will Guzzardi - IHDA-AFFORDABLE HOUSING EXEMPT**

Amends the Affordable Housing Planning and Appeal Act. In provisions requiring the Illinois Housing Development Authority to determine which local governments are exempt or not exempt from the requirements of the Act, requires the Authority to collect data and make certain calculations based on: (i) the total number of owner-occupied housing units in each local government that are affordable to households with a gross household income that is at or below 30% of the median household income within the county or primary metropolitan statistical area; (ii) the total number of rental units in each local government that are affordable to households with a gross household income that is at or below 30% of the median household income within the county or primary metropolitan statistical area; (iii) the total number of owner-occupied housing units in each local government that are affordable to households with a gross household income that is between 80% and 140% of the median household income within the county or primary metropolitan statistical area; and (iv) the total number of rental units in each local government that are affordable to households with a gross household income that is between 60% and 80% of the median household income within the county or primary metropolitan statistical area. Requires the Illinois Housing Development Authority to publish the collected data for each local government in the State and for the State as a whole at least once every 5 years. Requires the Illinois Housing Development Authority to also compile the collected data into a report and submit the report to the General Assembly. Provides that the collected data shall be for informational purposes only and shall not factor into the determination of exempt local governments. Expands the Act's list of legislative findings.

## *Other Bills That Were Filed in 2025 and Are Still Active for 2026*

### **HB3564 Rep. Nabeela Syed/Sen. Michael Simmons - HUMAN RIGHTS**

**ACT-REAL ESTATE** | *Landlord fee limitation | CAA Neutral on Senate Amendments 7 & 8*

Amends the Landlord and Tenant Act and targets so-called “junk fees.” Adds provisions concerning rental fee transparency by requiring all non-optional fees, regardless of whether they are one-time fees or recurring fees, to be explicitly contained on the first page of a lease agreement. Provides that a tenant shall not be liable for payment of any fee that is not explicitly contained on the first page of the lease agreement. Requires a landlord to disclose in the lease agreement or unit listing whether utilities are included in the rent. Prohibits certain fees including: (i) a fee for a rental application or background check in excess of \$50, with some exceptions; (ii) a fee or fine for modification or renewal of a lease agreement; (iii) a fee or fine for after-hours requests for maintenance service; (iv) a fee or fine for pest abatement or removal where the tenant has in no way contributed to the infestation; and other fees. Limits the concurrent exercise of home rule powers if inconsistent with the provisions of the amendatory Act. Provides that the amendatory Act applies to all lease agreements for residential rental property entered into after the effective date of the amendatory Act; and that a landlord may not rename a fee or charge to avoid application of the Act. Creates a civil action for any person alleging a violation of the rental fee transparency and fee ban provisions under the amendatory Act. Effective July 1, 2026. CAA played a critical role in stopping HB3564 from passing the Senate in the spring. In Veto Session, the Senate sponsor agreed to substantially amend the bill to incorporate our changes. When the sponsor accepted our changes, CAA shifted its position from opposed to neutral. The bill ultimately passed the Senate on the final day of veto session and is anticipated to be taken up on concurrence in the House next spring.

● **HB2757 Rep. Kimberly DuBuclet - REVITALIZE DOWNTOWN CHICAGO**

Creates the Chicago Downtown Revitalization Task Force. Includes provisions on Task Force membership, meetings, compensation, and administrative support. Requires the Task Force to (1) conduct an analysis of all taxes and economic incentives, monetary or otherwise, that impact downtown Chicago, including analyzing all taxes and incentives levied or administered directly by the State of Illinois as well as those authorized by State law but are implemented by units of local government, including the City of Chicago; (2) research and review trends impacting downtown Chicago, including, but not limited to, population growth, office occupancy rates, commercial office vacancy and valuation figures, retail sales, restaurant sales, hotel occupancy rates, and cultural event attendance; (3) examine national best practices in the area of post-pandemic revitalization of large urban centers and consider the applicability of such policies to downtown Chicago; (4) assess existing and potential industry clusters based on current and anticipated trends to consider policy solutions that may optimize the marketability and overall appeal of downtown Chicago to potential growth sectors; and (5) make recommendations regarding changes to existing policy or the implementation of new policies to enhance economic activity in and increase the overall vitality of downtown Chicago. Requires the Task Force to submit a report no later than 12 months after the effective date of the Act and periodically thereafter. Dissolves the Task Force 5 years after the effective date of the Act. Repeals the Act on January 1, 2032.

● **HB3652 Rep. Camille Lilly - FUEL GAS DETECTOR ACT**

Creates the Fuel Gas Detector and Alarm Act. Provides that all covered buildings must comply with the requirements of this Act on or before January 1, 2028. Provides for requirements for compliance and implementation. Sets forth requirements for the transfer of real property that includes a covered building. Establishes the State Fuel Gas Safety Assistance Fund for the Office of the State Fire Marshal to provide free or subsidized fuel gas alarms to low-income households. Provides that a violation of the Act is a petty offense. Provides for enforcement and penalties. Provides for grants to units of local government, subject to appropriation. Creates the Gas Detector Alliance within the Office of the State Fire Marshal to make recommendations to the Office of the State Fire Marshal. Limits home rule. Requires the Office of the State Fire Marshal to adopt rules. Makes conforming changes in the State Finance Act. Effective January 1, 2026.

● **SB1728 Sen. Mike Simmons - HUMAN RIGHTS-LANDLORD-TENANT**

Amends the Illinois Human Rights Act. Makes it a violation of the Real Estate Transactions Article of the Act to unlawfully discriminate using credit score and history, including insufficient credit history. Limits these provisions to landlord and tenant agreements only.

● **SB62 Sen. Robert Peters - BUILD ILLINOIS HOMES ACT**

Creates the Build Illinois Homes Tax Credit Act. Provides that owners of qualified low-income housing developments are eligible for credits against the taxes imposed by the Illinois Income Tax Act or taxes, penalties, fees, charges, and payments imposed by the Illinois Insurance Code. Amends the Illinois Income Tax Act and the Illinois Insurance Code to make conforming changes. Effective immediately.

### ● **SB2264 Sen. Karina Villa - CRIME-FREE HOUSING**

Amends the Counties Code. Provides that a county shall not adopt, enforce, or implement any ordinance, resolution, policy, program, or other regulation that contains certain provisions such as imposing or threatening to impose a penalty against a resident, property owner, tenant, landlord, or other person as a consequence of requests for law enforcement or emergency assistance, on their own behalf or on behalf of another person in need of assistance, including, but not limited to, a request related to an incident of domestic violence, dating violence, sexual assault, stalking, or another act of violence or concerning an individual with a disability or a person entitled to protections under the Juvenile Court Act of 1987. Provides that if a county adopts, enforces, or implements a crime-free housing or nuisance ordinance, resolution, policy, program, or other regulation, then the county shall create the Office of the Crime Free Housing Coordinator. Provides that the coordinator shall be designated by the county board and shall have no less than 3 years of experience in social work, social services, or community advocacy. Provides that the coordinator shall receive fair housing training from a qualified fair housing program, including training specific to housing protections for survivors of domestic violence, dating violence, sexual assault, stalking, and other victims, persons with disabilities, and persons entitled to protection under the Juvenile Court Act of 1987. Provides that any resident, property owner, tenant, landlord, or other person that receives a notice to quit due to a violation of a crime-free housing or nuisance ordinance, resolution, policy, program, or other regulation shall be directed to the Office of the Crime Free Housing Coordinator by the county. Provides that a home rule county may not regulate tenancy in a manner inconsistent with this provision. Amends the Illinois Municipal Code and the Housing Authorities Act to make conforming changes.

### ● **HB1813 Rep. Bob Rita - MUNI CD-ACCESSORY DWELLINGS**

Amends the Control Over Building and Construction Article of the Illinois Municipal Code. Provides that a municipality may not prohibit the building or usage of accessory dwelling units in the municipality. Provides that a municipality may provide reasonable regulations relating to the size and location of accessory dwelling units similar to other accessory structures unless a regulation would have the effect of prohibiting accessory dwelling units. Limits home rule powers. Defines terms.

### ● **HB1814 Rep. Bob Rita - MUNI CD-ZONING-MIDDLE HOUSING**

Amends the Zoning Division of the Illinois Municipal Code. Provides that, for all new development after January 1, 2026, each city with a population of 25,000 or more shall allow the development of all middle housing types on lots or parcels with a total area greater than 5,000 square feet and that are zoned for any type of residential use. Provides that each city with a population of more than 10,000 and less than 25,000 shall allow the development of a duplex on each lot or parcel zoned for residential use that allows for the development of detached single-family dwellings. Provides that municipalities may regulate siting and design of middle housing provided that the regulations do not, individually or cumulatively, discourage the development of all middle housing types permitted in the area through unreasonable costs or delay. Provides that municipalities may regulate middle housing to comply with protective measures adopted under statewide land use planning goals. Limits home rule powers.

● **SB1669 Sen. Christopher Belt - LANDLORD-TENANT-PET FEES**

Amends the Landlord Tenant Act to create a pet fee (any one-time non-refundable fee paid at the beginning of a tenancy to allow a pet to remain at the property for the duration of the tenancy) and "pet rent" (any recurring non-refundable fee paid alongside rent to allow a pet to remain at the property for the duration of the tenancy). Provides that a landlord may charge a tenant either a one-time pet fee or recurring pet rent, but not both. Provides that pet fees may not exceed \$500 and pet rent may not exceed \$25 for small animals and \$50 for large animals per pet. Provides that a landlord may not charge a pet fee or pet rent for an assistance animal consistent with the Assistance Animal Integrity Act. Provides that nothing in the Act may be construed to require a landlord to charge either a pet fee or pet rent.

● **SB1996 Sen. Graciela Guzman – PREVENT RENTAL PRICE FIXING**

Creates the Preventing Algorithmic Rent Fixing in the Rental Housing Market Act. Provides that a real estate lessor, or any agent or subcontractor of a real estate lessor, shall not subscribe to, contract with, or otherwise exchange anything of value in return for the services of a real estate service provider. Provides that a real estate service provider shall not facilitate an agreement to not compete between real estate lessors w/respect to residential dwelling units. Provides that a violation of the provisions of the Act is an unlawful practice under the Consumer Fraud and Deceptive Business Practices Act. Provides for a private right of action. Amends the Consumer Fraud & Deceptive Business Practices Act to make conforming change.

● **HB3269 Rep. Camille Lilly – HOUSING EQUITY-AFFORDABILITY**

Creates the Housing Equity, Affordability, and Development Act. Provides that the Department of Revenue shall collect a fee from landlords with more than 5 units in an amount equal to 5% of the difference between their monthly rental income for a unit and \$1,200, unless the rental income for the unit is less than \$1,200, to be paid into the Housing Equity, Affordability, and Development Fund. The Illinois Housing Development Authority shall create a program under the Act to assist in home purchases for households whose tenant payments to the landlord have been more than 30% of their income for a period of 12 calendar months, and whose income is less than 3.33 times the median rent for their metropolitan area; or if the household does not live in a metropolitan area, 3.33 times the median rent in the closest metropolitan area. Provides that assistance shall be limited to \$15,000 per household.

● **SB1964 Sen. Cristina Castro – RES RENTAL FEE FAIRNESS ACT**

Creates the Rental Fee Transparency & Fairness Act. Unless otherwise allowed under the Act, a landlord's agent may not impose any fee on, or collect any fee from, a tenant related to the rental of residential real property, and any real estate salesperson or real estate broker who publishes a listing for a rental of residential real property with the permission or authorization of the landlord for the property may not impose any fee on, or collect any fee from, a tenant related to the rental of the listed property. Prohibits a person conditioning the rental of residential property on a tenant engaging any agent; all fees to be paid by a tenant be explicitly contained in the first page of a lease agreement and itemized disclosure of fees must include a short description; a tenant is not liable for any fees not disclosed. Prohibits a lease from containing a clause that: (i) assigns a late fee (not to exceed \$25) for the late payment of rent if payment occurs within 7 days of the required date of payment although a lease may provide for a grace period longer than 7 days; (ii) assigns to a tenant an administrative fee for the renewal of a lease agreement; (iii) assigns to a tenant a fee for the modification of a lease; (iv) assigns to a tenant a fee for contacting the building owner or the property manager; (v) assigns to a tenant a fee or penalty for an eviction notice or an eviction action; and (vi) assigns a fee to a tenant for pet occupancy for the duration of the lease; changes to residential lease applies to all lease agreements entered into after the effective date of the Act (preempts home rule).



*Four rent-control bills were introduced but did not advance; however, all remain active for the 2026 legislative session.*

● **HB3687 Rep. Lilian Jimenez – LANDLORD/TENANT-VARIOUS**

Creates the Let the People Lift the Ban Act. Amends the Rent Control Preemption Act. Provides that a prohibition on a unit of local government enacting, maintaining, or enforcing an ordinance or resolution that would have the effect of controlling the amount of rent charged for leasing private residential or commercial property does not apply if the voters of the unit of local government have approved a referendum allowing rent control. Adds provisions about local rent control regulation, including regulation within a district, precinct, ward, or other similar subdivision of a unit of local government.

● **SB1260 Sen. Graciela Guzman – RENT CONTROL PREEMPTION ACT**

Repeals the Rent Control Preemption Act

● **HB3526 Rep. Abdelnasser Rashid – MOBILE HOME RENT CAP**

Amends the Mobile Home Landlord and Tenant Rights Act. Prohibits a park owner from increasing rent more than 3% per year. Provides that a park owner may adjust rent annually, beginning in 2027, to reflect a percentage equal to the percentage change in the consumer price index-u during the preceding 12-month calendar year that may not be more than a 5% increase in the 3% cap. Provides that the amendatory Act may be referred to as the Mobile Home Tenant Protection Act. CAA opposes this bill.

● **HB3828 Rep. Anna Moeller – MOBILE HOME-RENT NOTICE**

Amends the Mobile Home Landlord and Tenant Rights Act. Provides that a park owner shall notify a manufactured homeowner in the park of a rent or fee increase if the increase is in excess of 3% above the current rent or in the Consumer Price Index, whichever is greater. Provides that if the rent or fee increase is greater than the percentage rate of rent in the Consumer Price Index, the park owner shall provide a written justification for the increase and make documentation available to all residents that shows the costs and commencement of work that justifies the rent or fee increase. Provides that in order for an increase in costs to justify such a rent or fee increase, for costs incurred for ordinary maintenance, property or real estate taxes, and utilities not directly paid by the manufactured home owner, the park owner must demonstrate that the work performed was necessary to meet the park owner's warranty of habitability obligations and demonstrate that the rent or fee increase imposed was no more than was necessary to cover the actual and reasonable cost of the work performed.

## New Laws Taking Effect in 2026

Beginning January 1, 2026, housing providers in Illinois will be required to include a [Summary of the Illinois Safe Homes Act](#) as the first page of all residential leases. In 2024, the Illinois General Assembly passed the Summary of Rights for the Illinois Safe Homes Act, which mandates landlords provide this summary to tenants starting in 2026. The required summary form is being prepared for incorporation into the NAA Click N Lease product for all Illinois lease packages; the original version of this form required modification. CAA reached out to the IL Department of Human Rights with our concern. The department modified the form to incorporate our proposed changes.

## Local Legislation

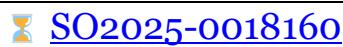
### Chicago Ordinances that passed in 2025



[SO2023-0004085](#)

#### **Ald. Desmon Yancy (Ward 5) – Jackson Park Housing Preservation Ordinance**

This ordinance designates a pilot area within the South Shore and Woodlawn neighborhoods and combines new funding for affordable housing with a range of tenant protection measures. The ordinance is intended to address potential displacement pressures tied to economic activity associated with the Obama Presidential Center. While initial drafts contained sweeping tenant protection measures, some with citywide implications, CAA's advocacy helped remove many of these harmful provisions. However, two key requirements remained in place only for a geographic area around the Obama Library called the Jackson Park Pilot Area; a tenant right of first refusal program and extended fair notice provisions. CAA issued a member call to action and provided testimony opposing the ordinance. The tenant right of first refusal provision will become effective on February 1st, 2026.



[SO2025-0018160](#)

#### **Ald. Matt Martin (Ward 47) – Multi-family Composting**

This ordinance prevents landlords from imposing rules that effectively prohibit or unreasonably restrict tenants from composting in their units, collecting organic waste for drop-off at a composting facility, or contracting for compost removal. The sponsoring Alderman and City officials maintain that industry concerns on this topic can be addressed by the ordinance's allowance of reasonable restrictions by the property manager. These requirements took effect on October 16th, 2025.



[SO2024-0008918](#)

#### **Ald. Bennet Lawson (Ward 44) – Accessory Dwelling Unit Expansion**

This ordinance allows for greater development of coach houses and conversion units city-wide passed the full City Council on Thursday. This version was a compromise between competing ADU proposals and allows ADUs by right in multifamily, commercial, and business zoned areas, but require Aldermen to opt-in in single-family zoned areas. It also requires contractors building coach houses to participate in a registered apprenticeship program. CAA has long supported the expansion of ADUs as an important tool to increase the supply of affordable housing.

 [O2025-0019672](#)

### **Ald. Daniel LaSpata (Ward 1) – Transit Oriented Parking Requirements**

This ordinance amends the Chicago zoning code and states that developments in transit served locations (approximately 80% of the City) qualify for 100% parking requirement reduction by right. Also, transit served multifamily housing developments seeking maximum building height increases, maximum floor area increases, and minimum lot area reductions do not have to go through the cumbersome type 1 zoning amendment process. Rather, these requests will be approved through a much simpler administrative approval process.

 [SO2025-0015560](#)

### **Brandon Johnson (Mayor) – Green Social Housing**

This ordinance is aimed at addressing the city's affordable housing shortage by creating an independent nonprofit corporation that has the authority to serve as a social housing developer. The corporation, called the Resident Investment Corporation (RIC), will administer a \$135 million low interest revolving loan fund to finance the construction or rehabilitation of mixed-income properties. The money for the fund will come from the 2024 [Housing and Economic Development Bond](#) (HED) and the RIC will partner with private developers and managers. Developments under this ordinance must follow the 2022 Chicago Energy Transformation Code and have a minimum of 30 percent permanently affordable units.

## **Proposed Chicago Ordinances That Remain Active**

 [O2025-0017572](#)

### **Ald. Matt Martin (Ward 47) – Move-In Fee & Security Deposits**

This proposal amends several key provisions of the Chicago Residential Landlord and Tenant Ordinance (RLTO). Aimed at aligning the RLTO more closely with the Cook County RTLO, this ordinance offers clarity and protection for minor security deposit violations, while also increasing administrative burdens on property managers in other areas such as move-in fees, security deposits, and late fees. The ordinance is currently in the Committee on Housing and Real Estate. CAA is currently involved in several rounds of negotiations on this proposal.

 [O2025-0018701](#)

### **Ald. Jeanette Taylor (Ward 20) – Senior Bill of Rights**

The proposal outlines new requirements for housing providers serving individuals aged 60 and older. Among its provisions, the Senior Bill of Rights would mandate that buildings housing seniors have staff trained to respond to medical emergencies, implement a 24-hour security system with on-site personnel, and require landlords provide for the relocation of seniors for conditions that affect the habitability of the environment. The proposal would also impose joint and several liability, including for agents and managers, which could discourage new investment in housing and intensify a litigation environment that incentivizes the filing of costly lawsuits for minor violations. Finally, the ordinance would also reestablish the Department of Aging as a standalone agency, separate from the Department of Family and Support Services. This is currently in Joint Committee: Housing and Real Estate; Budget and Government Operations.

 [SO2025-0017561](#)

### **Ald. Ronnie Mosley (Ward 21) – Trespassing/Squatters**

The proposal attempts to broaden this city's definition of trespassing on residential property. Notably, the proposal would classify actions such as providing false information during the leasing process as a form of trespassing, potentially allowing law enforcement to intervene in such cases. The ordinance also calls for tougher penalties for those who violate the ordinance under this expanded definition. This proposal is currently being held in the Committee on Public Safety.

 [O2025-0019991](#)

### **Ald. Rossana Rodriguez-Sanchez (Ward 33) – Rental Registry Working Group**

This ordinance calls for the creation of a proactive rental registration working group. This working group will be tasked with creating a framework and recommendations for implementing a city-wide proactive rental housing inspection system and a rental registry system in Chicago. The working group will consist of several city departments and community stakeholders, including property managers. The group will issue a report detailing its findings at the conclusion of the six-month assessment period. This ordinance has been referred to the Committee on Housing and Real Estate.

 [SO2023-0004210](#)

### **Ald. Maria Hadden (Ward 49) – Heat Illness Prevention Ordinance**

This measure was first introduced in September of 2023. The measure began advancing again this summer after a substitute version was introduced and the Committee on Workforce Development recommended its passage in late September of this year. The measure would require new protocols for employers when the heat index reaches 80°F or higher to protect outdoor workers. For multifamily housing providers, this means developing a heat illness prevention plan, providing annual employee training, ensuring access to shade and cool-down breaks, and adjusting workloads during extreme heat. Employers would need to verify compliance of work performed under their direction, including contractors. Noncompliance could result in daily fines and civil penalties. The proposal now heads to the full City Council, with a vote expected after the new year.

 [O2025-0019933](#)

### **Ald. Anthony Quezada (Ward 35) – RLTO Notice Requirement Amendment**

This ordinance amends the notice of refusal to renew rental agreement section of the Chicago RLTO to prevent a tenant from being evicted for a certain period of time if a landlord fails to give the required notice when not renewing a tenancy or increasing the rent. This ordinance is in the Committee on Housing and Real Estate.

 [R2025-0019948](#)

### **Ald. Gilbert Villegas (Ward 36) – Tenant Right of First Refusal Hearings**

This resolution calls for annual subject matter hearings to examine tenant right of first refusal policies and their impact on all stakeholder groups. The first of these hearings is expected to take place in Q1 of 2026 in the Committee on Housing and Real Estate.

● [O2024-0012422](#)

### **Ald. Maria Hadden (Ward 49) – Accountable Housing and Anit-Discrimination Waitlist Ordinance**

As introduced, the measure requires properties receiving City Housing Funds or subject to the ARO to maintain a 97% occupancy rate for affordable units, achieve an average vacant affordable unit turnaround of no more than 60 days, list affordable units on a city portal, and submit quarterly reports detailing approved and rejected affordable housing applicants. Originally introduced last winter, this proposal was scheduled for consideration in the Housing Committee in the fall, but was held to allow for additional stakeholder discussions.

● [O2025-0017516](#)

### **Ald. Desmon Yancy (Ward 5) – Just Cause**

This proposal amends the Residential Landlord Tenant Ordinance (RLTO) to institute just cause requirements for not renewing a residential lease. Under this proposal, in order for a landlord to terminate or not renew a rental agreement, or take action seeking possession of a dwelling unit, the landlord must first establish “just cause” through seven listed conditions. In addition, the proposal would cap late, move-in, and application fees; create a citywide residential rental registry; and require landlords to pay relocation assistance if the tenant rejects a rent increase over a certain amount or tenancy is discontinued through certain permitted just causes. This ordinance is in the Rules Committee.

● [O2024-0008930](#)

### **Ald. Greg Mitchell (Ward 7) – Multi-family Security Requirements Ordinance**

Ordinance proposal creates a requirement for landlords to provide 24/7 security if the meet the property meets definition of “chronic illegal activity premises.”

● [O2024-0010056](#)

### **Ald. Lamont Robinson (Ward 4) – Move-In Fees**

This proposal requires landlord must provide an itemize list of reasonable estimates of fee costs. Cannot charge a fee in excess of the reasonable cost of that expense. This proposal is in the committee on committees and Rules.

● [R2023-0004242](#)

### **Ald. Byron Sigcho-Lopez (Ward 25) – Rent Control Resolution**

Resolution calling on the Illinois General Assembly to rescind state-wide preempting of rent control laws.

## **Evanston Ordinances that Passed in 2025**

● [Registration and Inspection Ordinance](#)

On January 27th, the Evanston City Council passed an ordinance to increase rental registration and inspection fees for apartment buildings, as well as increase inspection schedules for individual units. Under the new ordinance all buildings have an initial registration fee of \$200 and an annual registration fee of \$12 per unit. Then, all units will be subject to a per unit inspection fee of \$50. The per unit inspection schedule will occur every one, three, or five years, based upon the number of violations at the last inspection. This ordinance took effect on March 1, 2025.

### [Healthy Buildings Ordinance](#)

Evanston passed the Healthy Building Ordinance in March 2025, which intends to achieve zero greenhouse gas emissions for buildings over 20,000 square feet by 2050 and requires they are powered by renewable electricity. The ordinance applies to existing buildings and may require retrofits to comply with interim performance standards. The performance standards will be updated every 5 years, culminating in a target of zero greenhouse gas emissions by 2050. The ordinance allows property owners to submit alternative compliance pathway plans to the city to address unique compliance challenges at each property, but the process is still being defined. The ordinance also allows the Chicagoland Apartment Association to nominate a representative to the rulemaking boards, which will determine interim building performance standards and criteria for alternative compliance, among other things. This ordinance is currently in the rulemaking stage and will not be enforceable until after the rulemaking process is complete and the performance standards are approved by the full council.

### [Evanston Ordinance Proposals Being Followed by CAA](#)

#### [Anti-Price Fixing Ordinance for Rental Properties](#)

An ordinance proposal has been submitted to staff for drafting and introduction. Ordinance language is not available yet, but the stated intention is to “introduce a local policy prohibiting the use of algorithmic price fixing software in the Evanston rental market.”

### **Oak Park Ordinance that Passed in 2026**

#### [RTLO Amendments: Registration and Inspections](#)

In November, the Village of Oak Park passed an ordinance that adds new requirements on landlords in order to register and receive their rental licenses. The new requirements expand upon Oak Park’s existing registry and inspection program to include fair housing education training requirements for staff, create a process for suspending and revoking rental licenses, requirements for property managers to be located within a certain distance from the rental property, and requirements that property owners to assist in the Village in the collection of anonymous resident demographic data.

***CAA remains actively engaged with policymakers in many jurisdictions to ensure member perspectives are represented and to provide timely updates as these initiatives progress into 2026.***



**Michael Mini**  
Executive Vice President  
Chicagoland Apartment Association  
312-207-1890 ext. 1  
[mike@caapts.org](mailto:mike@caapts.org)



**Jon Kozlowski**  
Government Affairs Director  
Chicagoland Apartment Association  
312-224-4814  
[jon@caapts.org](mailto:jon@caapts.org)