

FAIR is better than PRO

	PRO	FAIR
Rental Registry	- Creates a rental registry. - Requires registration with fees as high as \$60 per unit – a revenue generator/tax that will be paid for by the tenant. - Registry requires property information that is excessive, invasive, and unnecessary to achieve the goal of quickly identifying a building representative with the power and responsibility to cure issues.	- Creates a rental registry. - Does not charge a fee to register, so this cost does not get passed down to the tenant. - Requires important property information that provides city regulators and Aldermen easy access to building management to quickly address problems.
New City Bureaucracy	- Creates the Bureau of Rental Housing that enforces duplicative penalties on landlords for RLTO violations, as the RLTO was designed to mostly be enforced through the court system - Landlords will be subject to punishing civil lawsuits and aggressive city-imposed penalties arising from the same dispute. This will be very expensive and will put significant upward pressure on rents.	- Creates the Office of Rental Services to administer the rental registry and enforce the portions of the RLTO that have existing penalties. - Avoids the increased compliance costs, and the expensive overlapping investigations and penalties contained in PRO.
Right to Counsel	- Makes permanent the right to counsel pilot program that was fully funded through 2027. - Funded through the rental registry tax on landlords.	- Makes permanent the right to counsel pilot program that was fully funded through 2027. - Funded through a new fee on foreclosed properties, so landlords are not required to pay for both sides of a legal dispute where a tenant is not paying rent.
Fee Reform	- Allows only a narrow set of charges and prohibits most others. This approach only reshuffles real move-in costs into rent and pushes one person's move-in costs onto long term existing tenants - doing nothing for affordability. - Limits an application fee to \$20 when most applications costs typically range from \$30 - \$70.	- Move-in fees are nonrefundable charges designed to cover the actual costs associated with preparing and onboarding a new resident. These fees vary by property and reflect the specific services required by each new tenant. - FAIR protects tenants and still allows properties to cover real move-in costs without spreading them around to existing tenant rent if the fees are disclosed up front, the fee complies with state law, and are related to the landlords move-in cost estimates.

Chicago needs more housing, not more barriers to providing it. That is the fundamental difference between Mayor Johnson's PRO ordinance and the FAIR ordinance. PRO adds new costs, mandates, penalties, and legal exposure that make housing more expensive. FAIR takes a more balanced approach, providing meaningful tenant protections while recognizing that the cost of providing housing matters. A history of overregulation has contributed to an environment that makes it harder and more expensive to operate existing housing and build new housing.

The current Chicago RLTO is widely regarded as one of the most tenant-protective rental ordinances in the country. It has fostered an extremely litigious and expensive environment to operate housing. PRO doubles down on this approach at a time when our city is in a desperate supply shortage. Housing providers are essential to addressing that shortage, and they will see Mayor Johnson's PRO ordinance for what it is: an already risky operating environment getting much riskier. Chicago housing providers are united in opposing the PRO ordinance.

While there is no perfect ordinance, FAIR is the more balanced path forward for Chicago housing. **Protecting renters and encouraging housing investment must go hand in hand, and FAIR is the option that best strikes that balance.**