

## Fair Notice Ordinance

July 14, 2020

### What does the Fair Notice ordinance do?

1. **Extends the notice period for non-renewal of leases** from the current 30 days to:
  - a. **60 days** for tenants who have lived in their current apartment for between 6 months and 3 years
  - b. **120 days** for tenants who have lived in their current apartment for over 3 years
  - c. This provision covers all types of leases—**yearlong and month-to-month**
  - d. This provision **does not affect evictions** for nonpayment or other lease violations
  
2. **Creates a notice period for raising rent** that follows the timelines above:
  - a. **60 days** for tenants who have lived in their current apartment for between 6 months and 3 years
  - b. **120 days** for tenants who have lived in their current apartment for over 3 years
  
3. Adds a **“right to cure”** for tenants facing eviction for nonpayment up until an order of possession
  - a. Currently, tenants have five days to pay their back rent after receiving a notice of nonpayment—after that, landlords can reject payment and continue the eviction
  - b. The “right to cure” would **require landlords to accept full payment of all back rent, including court filing fees, up until an eviction order is given** by a court
  - c. This right **could be used only once** by a tenant in a given unit

### What problem does Fair Notice solve?

Currently, tenants can be given just 30 days to leave their homes when a landlord does not renew a lease. For many Chicagoans - especially those with little savings, health problems, school-age children, or a Housing Choice Voucher - that is simply not enough time to find suitable new housing. Likewise, tenants need more notice to plan for the impact of any rent increase. Tenants deserve more stability and predictability in their housing when landlords know they will not renew a lease or will be raising the rent.

In addition, tenants who have fallen behind on rent but are able to pay in full after receiving another paycheck or other resources currently can still be forced out of their homes. Tenants who are able to fully pay back what they owe deserve a second chance—and fewer evictions mean more stable communities for all Chicagoans.

### For More Information

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