

2024 Legislative Session Recap Report

Mac Strategies Group Government Affairs

Introduction

The adjournment of the 2024 spring session not long before 5 am on Wednesday, May 29 brings to a close a unique chapter in the Legislature's history. It was notable both for having many relatively new players and yet also for being a return to some semblance of the cadence and volume of legislative work, when fully back in person, post-COVID. It was simultaneously both a quieter year (as election years typically are, when compared to the first year of a two-year General Assembly cycle) with many items being potentially deferred for later consideration (possibly veto or lame duck sessions), yet it was active and busy to a degree many participants hadn't yet seen and with a rather lengthy list of topics tackled and changes made. The Governor was certainly ambitious and creative with his wish list, issued at his budget address in February, and set the direction to see the bulk of it through to fruition. While those in control were able to muscle through their agendas to a large degree, the fragility of the ability to reach agreement was revealed in multiple early-morning votes required to pass the state's budget in the House, in defiance even of the chamber's own rules.

Here is a recap of some of the major happenings of the last 5 months in Illinois legislative policy work, within the context of the state's current positioning and future potential.

Session Overview

The Illinois General Assembly's 2024 spring session is the first in the last several years to start without any modifications due to COVID. The Legislature began its work on January 16, and lawmakers filed nearly 2,600 new bills by its filing deadline in early February. These bills progressed through a series of deadlines, with the schedule modified slightly throughout the spring from its initial layout ([House schedule](#); [Senate schedule](#)). As is commonplace, some individual session days were canceled, and particularly late in session, some deadlines were extended to continue work on 'live' proposals needing more time.

The General Assembly hoped to adjourn prior to the end of May, in a tradition of the last few years stemming from a desire to be home for Memorial Day commemorations, and because one-party control (by supermajority) takes pressure off needing every possible day in May before higher vote totals become required in June to pass immediately-effective legislation. However, the goal of finalizing its work by Friday, May 24 was not achieved. The Senate worked through Sunday, May 26 and concluded. The House worked Saturday, May 25, went home for Sunday and Memorial Day and returned Tuesday at noon, working past 4 am on Wednesday, May 29. Though no dates have yet been published, veto session is expected to be held in November and December (possibly the weeks before and after Thanksgiving) after the November 5th election. A 'lame duck' session is anticipated in early January to close out the General Assembly before the new class of lawmakers is inaugurated on Wednesday, January 8, 2025.

Governor

While it's never fair or clean to separate session's winners and losers, there were certainly some participants and perspectives this spring that walked away with more of their wants fulfilled than others did. None is higher on this list than Governor Pritzker, whose proposed budget resembled the final product much closer than is typical practice. Rumors that he is interested in seeking the highest office in the nation have persisted for quite some time, buoyed by his donations and active campaigning in other states on issues like abortion rights and as a proxy for current Democratic President Biden. His aspirations must seem further encouraged by policy wins that make for nice headlines with both progressive, Democratic advocacy crowds as well as aspects that appeal to budget-conscious and stability-seeking corners of the state and its business community. He will be sure to tout these successes in advance of the [Democratic National Convention](#) coming to Chicago August 19 to 22.

In his post-session [press](#) release, the Governor's team highlights the passage of these key items:

- \$198 million into the Budget Stabilization "Rainy Day" Fund.
- More than \$500 million in increases for education funding across early childhood, K-12, and higher education.
- Funding to increase birth equity and eliminate black maternal mortality disparities.
- \$14 million to fund creation of the new Department of Early Childhood.
- \$500 million to build a world-leading quantum computing campus, attracting billions in potential private sector and federal government investment.
- Elimination of the statewide grocery tax.
- \$50 million for the state's first ever child tax credit to help working families with children under 12 who receive earned income tax credits.
- \$290 million to Home Illinois to work towards ending homelessness in Illinois.
- Pay increases for Direct Support Professionals (DSP) who work in group homes and Community Care Program (CCP) in-home providers who serve seniors.
- Nearly \$3 billion to serve people with intellectual and developmental disabilities, the highest-ever investment of its kind in Illinois.
- Increases in funding for safety net hospitals and nursing homes across the state.

Nearly all of these were part of his proposed budget announced in his [budget address](#) in February, with some funded at even higher rates than his request.

In addition, the Governor waded into health care policy in a number of different ways. At the behest of his policy director, who personally testified in committee and stood on the House floor with the bill's sponsor during passage, the Governor pursued and won changes to health insurance practices in the state: barring prior authorization for in-patient mental health care and barring step therapies, wherein insurance companies can compel patients to first try less expensive medications than those prescribed by their doctors. The Governor announced a pilot program to buy and pay off medical debt, expanding on the lead of [Cook County](#). The budget included \$15m for the purpose of this medical debt relief program

authorized by [HB 5290](#). The Governor’s team has been hands-on in select policymaking to a greater degree than is typical.

Budget

The \$53.1 billion Fiscal Year 2025 [budget](#) was passed as [SB 251](#), signed into law on June 5, 2024. The budget implementation bill was [HB 4959](#), padded by a revenue package passed as [HB 3144](#), bonding authority in [SB 3422](#), tax incentives in [HB 5005](#), and a Medicaid omnibus in [SB 3268](#).

The budget was based on approximately \$53.3 billion in revenues, with about \$200 million being sent to the state’s ‘Rainy Day’ reserve fund. No additional pension payment was made above the required amount this year, as they have done the last couple of years.

To support the state’s spending laid out in this budget, the state will generate over \$1.1 billion in new revenues or revenue ‘enhancements,’ including:

- An estimated \$200 million from increasing the tax on sports betting from the current 15% to a range of 40% on a graduated scale
- An estimated \$30 million from increasing the tax on video gaming from 35% to 36%
- An estimated \$30 million or more for charging online travel agencies (or “re-renters”) state tax on the portion of the room rates they charge above the discounted rate they paid to purchase rooms from hotels
- More than \$100 million from ending the practice of repaying retailers a portion of the cost for them to collect and disburse taxes on behalf of the state (known as the “retailers’ discount”)
- Collecting \$526 million by backtracking on the expiration of a cap on corporate net operating losses

While there were repeated admonishments from the state’s leadership to not utilize federal American Rescue Plan Act (ARPA) dollars for programs or services that were ongoing obligations, there were some programs created at the federal or the state level during that time that many wanted to keep and some awaiting federal reimbursement that they did not want to lapse. The budget relies on backfilling missing ARPA dollars with state general revenue fund (GRF) dollars in order to sustain those programs.

Another maneuver utilized to balance the budget was to divert \$150 million from the Road Fund and \$50 million from the Leaking Underground Storage Fund to cover costs in public transit. Opposition by organized labor and moderate House Democrats led to a commitment that this diversion would not be repeated in subsequent budgets.

Immigration

A controversial aspect to the state’s budget is the inclusion of \$182 million in funding for shelter and services for migrants who are new arrivals to Chicago and the state, on top of several hundred million already provided by the state for this purpose in the recent past, alongside dollars from the city and from Cook County. Secondly, there were hundreds of millions of dollars allocated from GRF for Health Benefits for Immigrant Adults (HBIA) and Health Benefits for Immigrant Seniors ([HBIS](#)) to pay for

Medicaid-type care for immigrants already in Illinois, aged 42-64 and 65 and above, respectively. Governor Pritzker chose to limit enrollment for these programs in past years, to manage costs that were growing beyond forecasts.

When opposition to this spending has arisen in local communities, some members of the Legislature have pushed back against supporting these programs, including House Democratic moderate members and members of the Black Caucus.

Resistance

When good government advocates or everyday citizens bristle at the thought that the Legislature repeatedly waits to take big votes and pass their largest or most controversial measures either right before deadlines or in the wee hours of the morning, it is important to recognize the monumental task of bringing a majority of 177 members of the General Assembly as well as the Governor's office on board to make an agreement and actually pass one single spending plan for the entire state. This is no small feat, considering these individuals were elected to represent constituencies that themselves cannot reach agreement, and often cannot even maintain civility when mired in disagreement.

The Illinois Senate passed its budget and revenue measures late in the evening of Sunday, May 26. The Illinois House worked past 4 am on Wednesday, May 29 and had to resort to suspending the body's own rules of operation in order to take a third vote to pass the budget. The budget bill received a vote of 65 to 45, with seven Democrats voting no. Subsequent measures received less support, with the bare minimum requirement of 60 votes being all the revenue package could muster (after failing two tries).

There were a few Democratic lawmakers facing upcoming election challenges whose 'no' votes may have been expected in an effort to protect themselves from criticism on the spending. However, members of the House Democratic Moderate Caucus have since taken credit for denying those bills comfortable majorities in order to 'send a message' of their frustration over spending at levels greater than they support and concern for greater constraints expected in next year's budget.

Business

Looking overall, this would constitute a mixed year for business. While the Governor's agenda and achievements certainly took bold steps on behalf of social service organizations, service employee unions, populist-minded health care insurance restrictions and extensive spending to appeal to an array of potential Democratic voters, he did not wholly exclude business from his desire for headline-worthy changes. It is an advantage that the Governor understands and supports quantum development, as well as the importance of being a state that leads in new industry areas, as he has done for data centers, EV production and other areas. It is likely that regulations enabling some carbon capture and storage projects from having the certainty to proceed here would not have happened without his push for passage.

However, the argument could be made that significant parts of the state budget relied on taking a bite out of business to get even more money for the state to enact new programs. Refusing to cap the net operating loss deductions, as promised, constituted nearly half of the added sum. Part of the final 'deal' to close out session included a late provision to block credit card fees being charged on the tip or tax

portions of a bill. Banks, credit unions or other financial services companies are expected to file a lawsuit on this ‘interchange fee’ prohibition, set to go into effect after several months, due to the difficulty of handling differently these portions of a bill from the core good or service provided.

Another issue of significant interest in many state capitols following a reference during President Biden’s State of the Union address last year is so-called “Junk fee” legislation.

Junk fees are often characterized as “surprise” charges added to goods and services that are not disclosed until after a purchase is made. Various fees assessed by many industries, including hotels, air travel, event tickets, credit cards, bills, and loans have been hit with this pejorative label. A common complaint is that because such fees are not provided up front, it is difficult for consumers to compare prices, which can harm competition and the economy.

The focus of negotiations with the legislative sponsors, Rep. Bob Morgan and Sen. Omar Aquino, centered on the distinction between outright banning such fees or simply requiring greater transparency. Each sponsor acknowledged that they do not intend to pursue a ban of these alleged fees. Additionally, the attorney general weighed in on the issue toward the end of session. Ultimately, the AG was uncomfortable with where the legislation sat by the end of the legislative session. Thus, the bill stalled in the Senate.

However, in conversations with top staff in Attorney General Raoul’s office, it was made quite clear that the issue will be revisited. Rep. Morgan and Sen. Aquino continue to have a strong desire to pursue legislation on this issue, buoyed in part by their invitation to the White House in May for a discussion on the subject.

Based on these representations from key policymakers, we fully expect to be working on this issue either later this year or during next year’s session. We have been in the room for negotiations thus far on your behalf, and we fully expect to be present for you whenever they resume. Please share any specific concerns that you have with us regarding this issue so we can carry the best message for you when the issue resurfaces.

Municipalities

After announcing his intention to end the state’s grocery tax in his budget address, Governor Pritzker and his team doubled-down in the following weeks’ media coverage of the push back from local governments to what would amount to a massive hit to any municipalities with grocery stores. Lawmakers were clearly conflicted by the issue that, on the one hand could be seen as putting money back in cash-strapped constituents’ hands, but, on the other, also seen as taking that money from similarly challenged municipal budgets. Ultimately, the legislature voted to delay ending the state grocery tax until January 1, 2026, giving local municipalities time to adopt local ordinances with the same percentage tax, if they so choose. Non-home rule municipalities were also given the ability to raise local sales taxes, an allowance seen as an acknowledgement of the arguments made about some of the revenue-generating policies of the last few years not being available to municipalities of all sizes. \$400 million was given to local road projects. No changes were made to the state’s Local Government Distributive Fund (LGDF) level, set at 6.47% last year.

Energy

Not too different from the difficulty of bringing together divergent views on the state's spending and revenue, crafting energy policy has been a quagmire in the past that necessitated passing changes to the state's law in this area in the form of large packages with very different proposals mashed together to draw support and sufficiently minimize resistance to achieve passage. Serving as a unique exception to that pattern, legislation regulating the capture, sequestration, and movement by pipeline of carbon within Illinois was passed as [SB 1289](#). Lauded as ground-breaking (forgive the pun) by supporters that make for interesting bedfellows, the bill was muscled through from the Governor's office and had the support of industry, labor, environmentalists, and at least one agricultural organization. The Illinois Farm Bureau and Soybean Growers Association remained opposed, and some environmentalist organizations have continued to say the bill does not go far enough. However, there was full-throated support for the compromise legislation that was resolved late in session, in order to enable organizations to activate carbon capture projects in Illinois quickly enough to take advantage of federal incentives under the Inflation Reduction Act that expire in a few short years.

Labor

Service employee unions and related advocacy organizations are among the clear winners of this year's session, driving costly increases to pay for direct service providers, eliminating the sub-minimum wage for workers with disabilities, among others. On the other hand, trades unions did not have as easy a path. They were able to pass legislation to restrict 'captive audience' meetings in which employers can require employees to attend meetings in which anti-union messages can be pronounced. Their support was instrumental in the difficult path to crafting and passing carbon capture legislation.

However, the diversion of road funds, originally envisioned as a potentially multi-year effort, could be viewed as a direct attack on their work funded by these dollars.

Multi-family Housing

As always, legislators introduced dozens of bills proposing to change areas of state law related to regulations of multi-family housing, landlord/tenant relations, and business in general. We tracked a considerable number of bills on behalf of the Chicagoland Apartment Association. Here is a review of a few select proposals that were hotly debated this spring. At the end of this report is an addendum with a longer list of bills we tracked, helped negotiate or otherwise worked on your behalf.

Landlord Retaliation Act

Legislation filed in both the House ([HB 4768](#) Guzzardi) and Senate ([SB 3100](#) Villa) this session proposed the stated goal of protecting tenants from retaliation if a tenant had blown the whistle on neglected repairs or other issues. The bills would bar landlords from terminating a tenancy, refusing to renew a lease, increasing rent or other actions if a tenant has complained of code violations or illegal practices, requested repairs, etc, in good faith. The bills allow lawsuits to be filed, if the terms were violated. While there was concern raised that this could be a back-door to rent control, barring landlords from raising rents on any tenant who ever calls 311 to report an issue or who asks for repairs or upgrades, the tenant's actions must have been taken in good faith (i.e. not a frivolous call) and the

landlords can still raise rents or take other actions, if they have other justification for doing so, including increasing market rents. After the sponsors gained considerable momentum in moving this bill, the Chicagoland Apartment Association was able to secure an amendment to the legislation that reduced penalties and brought the terms and penalties in line with the Chicago RLTO. The bill passed both chambers, and CAA took a position of neutral with the amendment.

Property Tax Assessment – Mandate Expansions

The Assessor’s bill to require owners of income-producing properties to file physical descriptions of their properties failed to advance out of a House committee. After several years of pressure in both directions, Cook County Assessor Fritz Kaegi worked with members representing businesses across an array of industries and amended the bill to remove much of their opposition. Part of the amendment to [HB 1287](#) was language requested by the Chicagoland Apartment Association, bringing us to neutral. The assessor has wanted to mandate taxpayers of income-producing property to submit income and expense data annually ([HB 1288](#)); however, strong opposition from business and industry groups have held that off. It now seems as if his efforts have reached additional obstacles and may not advance, as this bill failed to pass a House committee.

Crime Free Housing Ordinance Changes

Legislation to ban local municipalities from having Crime Free Housing ordinances that compel evictions was introduced and debated this spring ([SB 3680](#) Villa and [HB 5432](#) Gong-Gershowitz). While legislators of both parties spoke in favor of the concept, provisions that could be characterized as reducing the ability of law enforcement to stop crime are considered controversial, particularly after the SAFE-T Act and in an election year. More work was needed on an amendment, and no final version came together to advance before the end of session.

New players

It would be a stretch to say that the Governor, Senate President or House Speaker are ‘new’ to their roles, though some have been holding those spots far less time than their predecessors. However, operating in a post-COVID environment has created a series of logistical challenges and re-opened the flood gates to the level of robust engagement in policy debates; high volume of contact from constituents, advocates, lobbyists, and outside groups; and disagreement that can lead to gridlock that are all ‘normal’ parts of the process. Many lawmakers who joined the Legislature either during, or just before, the COVID period are unaccustomed to these dynamics and pressures. During COVID, they were insulated from a great deal of that outreach and input, and some may even have enjoyed the ability to minimize it and drag out some of the artificial limits that COVID-restrictions enabled. In contrast, during this session, some new-er lawmakers remarked about how loud rally groups in the rotunda were and how that interfered with their ability to hear and debate in the House chamber: precisely a feature of the design of the building and integral to the system of democratic participation in the state for centuries. That example is emblematic of the surprise that some lawmakers had at the change of circumstances and the difficulty some had in navigating tough topics with many stakeholders.

In the Governor’s first year, he passed a series of monumental reforms, with several of them being significant enough to have stood alone as that year’s banner triumph. In doing so, he set a precedent and expectation – both for himself and for new-er, progressive-leaning Democratic lawmakers - that massive

changes are within reach and are relatively easy to attain. While the Governor has a team of people around him to help him muscle through ambitious changes, we have now seen an array of young or relatively inexperienced lawmakers attempt to single-handedly spearhead industry-shifting changes in a way that lawmakers would typically wait to defer to more senior lawmakers or build over a series of years. The return to the full function of Capitol activities and engagement of the breadth of stakeholders has meant that some are grappling with disappointment and having to learn to adapt in a new way.

Un-finished business

Veto session is typically held in the fall for the purpose of the legislature addressing any items the Governor vetoed – either in whole or in part – over the summer. Lawmakers relish the opportunity to advance priorities during this slim window, only exceeded by their scheming to do so during a “lame duck” session, in a window after the new year but before the new class of lawmakers is inaugurated. Rules on how many votes are needed differ at that time, and lawmakers who are exiting office may be looser with their approaches to voting, if they will no longer be subject to the scrutiny of the voters. A past lame duck session included the passage of an income tax increase, for example. While dates for neither the veto session nor a lame duck session have been announced, we are preparing as if these upcoming session days will be some of the most active, contentious or ambitious in the better part of a decade. Groups looking for the opportunity to pass something should begin laying the groundwork; those in fear of a policy being snuck through that they do not like should begin preparing defenses.

Potential topics that could be revived during a subsequent session could include addressing the myriad of energy issues that did not pass on their own or coalesce into a package this year, including battery storage, another attempt at passing Right of First Refusal (ROFR) transmission language, wetlands protections, self-direct provisions, and several others. Some groups had hopes of passing legislation during this spring’s session that fell short late in May, so we could see another attempt to pass approval for a land transfer to the Prairie Band Potawatomi, or added regulation of cannabis, hemp and Delta-8-related products. The financial services sector may attempt a legislative remedy in addition to legal action after the interchange fee prohibition goes into effect. Budget gaps may prompt some attempts to address them in legislation during next session or even prior, including funding for elementary and secondary education hurt by reductions in COVID dollars and wanting increases to better fulfill the evidence-based funding formula, funding needed for mass transit in the Chicagoland region (reported to be facing a shortfall of \$750 million or more), and covering for any further delays or reductions in expected, but not yet received, federal COVID dollars.

A Look Ahead

Both chambers will remain in the hands of the Democrats after this fall’s general election, with continued supermajorities likely. It is widely expected that no Senate seats will flip from one party to the other. The national election’s impact on state races could certainly effect House races, however. On balance, regardless of feelings about national politics, the general public and new-er lawmakers are likely on the same page in being generally happy with the state’s ability to keep things together and achieve better fiscal condition than in the prior decade.

Conclusion

Mac Strategies Group is honored to stand on your behalf before the state's Legislative and Executive branches. We appreciate the trust you place in us to be present and engaged throughout all of these changing and complex dynamics. The importance of being front-of-mind and in the room where decisions are made (or as closely as anyone can be without being on the ballot) is precisely the reason we navigated COVID restrictions to stay ever-present, and we continue our ambitious outreach to lawmakers, staff, and decision-makers at all levels throughout session and year-round. We work to solidify our reputations as being trusted partners and stakeholders throughout negotiations and policy development, and we continue to believe that 'an ounce of prevention is worth a pound of cure' in assisting you with diligent preparations. It is our aim with this review and all our engagement to provide you with a thorough understanding of the context and dynamics impacting your goals. Thank you.

ADDENDUM

Key bills tracked for the Chicagoland Apartment Association

The following bills passed both chambers of the legislature and await the governor's signature to become law:

- [HB 1377](#): PROP TX-NEW RESIDENTIAL (Rep. Norma Hernandez (D))
Description: Sets a homestead exemption as an incentive for residential new construction.
- [HB 3773](#): LIMIT PREDICTIVE ANALYTICS USE (Rep. Jaime M. Andrade, Jr. (D))
Description: Prohibits use of predictive data analytics in determining someone's credit worthiness, among other provisions.
- [HB 4206](#): LANDLORD/TENANT-ADDITIONAL FEE (Rep. Hoan Huynh (D))
Description: Requires landlords who use a 3rd party payment portal to allow tenants to pay by check or cash to the landlord or their office to avoid a transaction fee.
Position: CAA Opposes
- [HB 4351](#): CIV PRO-PROCESS SERVERS (Rep. Jennifer Gong-Gershowitz (D))
Description: Allows alternative methods of process serving, including by licensed private detectives, with the sheriff's fee paid by the person hiring the service.
- [HB 4467](#): MOBILE HOME PARK-LICENSING (Rep. Anna Moeller (D))
Description: Sets a fine of \$10 per day per site for operating a mobile home park without a license. Requires annual inspections by the Department of Public Health; sets fees in a number of circumstances.
- [HB 4926](#): LANDLORD-TENANT CREDIT REPORT (Rep. Anna Moeller (D))
Description: Allows prospective tenants to provide a prospective landlord with a credit report, 30 days old or less, and then prohibits landlords from charging an application/screening fee.
Position: no position
- [HB 5371](#): HUMAN RIGHTS-VARIOUS (Rep. Ann Williams (D))

Description: Codifies the concept of disparate impact that has been settled by federal law. Amended to provide clarity to retain defenses against this charge.

CAA position: neutral as amended

- [SB 2601](#): LANDLORD/TENANT-FLOOD DISCLOSE (Sen. Mike Porfirio (D))
Description: Requires landlords to disclose certain flood risks and history, with penalties.
- [SB 2834](#): MOBILE HOME-EVICTION (Sen. Laura M. Murphy (D))
Description: Prohibits an unlicensed mobile home park from evicting a tenant for non-payment of rent.
Position: no position
- [SB 2935](#): MOBILE HOME-RIGHT REFUSAL (Sen. Steve Stadelman (D))
Description: Homeowners of a mobile home park are entitled to notice that an owner plans to sell, as well as the ability to form an corporation in order to have the first right to purchase the park.
- [SB 3652](#): DOMESTIC VIOLENCE-REMEDIES (Sen. Robert Peters (D))
Description: Requires landlords to provide a form from the Department of Human Rights advising violence victims of their rights to protection. Goes into effect in January 2026.

The following bills did not advance by the deadlines set in session. They have been referred back to holding committees (House Rules and Senate Assignments) and could theoretically be revived before the new General Assembly starts January 8, 2025.

- [HB 1047](#): MOBILE HOME – TENANT PROTECTIONS (Rep. Mary Flowers (D))
Description: Sets regulations including: rent control by local referendum, landlord/rental unit statewide registry, counsel provided for all tenants, prohibitions on non-renewal of leases except in limited circumstances, landlords required to provide \$3k of relocation assistance at end of leases or 3x/rent in condo conversions, among many other regulations.
Position: CAA Opposes
- [HB 1118](#): RENT CONTROL PREEMPTION ACT (Rep. Will Guzzardi (D))
Description: Repeals the Rent Control Preemption Act
Position: CAA Opposes
- [HB 2261](#): HUMAN RIGHTS-REAL ESTATE (Rep. Jennifer Gong-Gershowitz (D))
Description: Further limits consideration of immigration status in real estate transactions in a number of ways.
- [HB 2727](#): MOBILE HOME – RENT NOTICE (Rep. Anna Moeller (D))
Description: Puts caps on rent of 3% and only allows increases greater than that for necessary repairs that must be documented.
Position: CAA Opposes
- [HB 3104](#): RENT CONTROL-MANUFACTURED HOME (Rep. Abdelnasser Rashid (D))
Description: Edits the rent control preemption act to bar rent controls on manufactured housing.
Position: CAA Opposes
- [HB 3709](#): KEEP ILLINOIS HOME ACT (Rep. Lakesia Collins (D))
Description: Puts rent controls on senior citizens in mobile home parks, and other restrictions.
Position: CAA Opposes

- [HB 3874](#): RENT CONTROL ACT (Rep. Hoan Huynh (D))
Description: Caps rent increases at 15% and limits rent increases to once per 12 months, regardless of turnover of tenant or landlord or renovation, etc.
Position: CAA Opposes
- [HB 4104](#): LANDLORD/TENANT-VARIOUS (Rep. Hoan Huynh (D))
Description: In an exemption to the rent control preemption act, allows rent control to be enacted by local referendum, includes extensive provisions regulating landlord-tenant relations, similar to the Chicago and Cook County ordinances.
Position: CAA Opposes
- [HB 4213](#): LOCAL-ACCESSORY DWELLING UNITS (Rep. Kambium Buckner (D))
Description: Statewide ADUs.
Position: CAA Supports
- [HB 4722](#): PRIV PARTY-VEHICLE RELOCATION (Rep. Curtis Tarver (D))
Description: Requires notice in advance of relocating an unauthorized vehicle by an owner of private property in Chicago.
- [HB 4796](#): LANDLORD-TENANT RENT INFO (Rep. Kelly M. Cassidy (D))
Description: Requires a landlord to disclose all non-optional fees in the lease agreement and to put the sum "Total Monthly Payment" on the front page of the lease and the fees in any advertisement.
- [HB 5023](#): EVICTION-IMPOUNDING COURT FILE (Rep. Kevin Olickal (D))
Description: Changes rules on impounding and sealing eviction court records.
Position: No position
- [HB 5156](#): TENANTS RIGHT TO ORGANIZE (Rep. Norma Hernandez (D))
Description: Sets up terms and conditions under which tenants can create a tenants union and negotiate on behalf of each other, including if tenants receive any partial rent subsidies or if a landlord receives federal LIHTC. Creates a rebuttable presumption.
Position: CAA Opposes
- [HB 5165](#): EVICTION-NOTICE-FEES (Rep. Kevin Olickal (D))
Description: Makes changes to requirements of landlords giving notice of lease termination. Prohibits nonrefundable fees. Requires landlords to give the option of refunding security deposits by electronic means.
- [HB 5242](#): MULTI-STORY HOUSING-ACCESSIBLE (Rep. Kelly M. Cassidy (D))
Description: Requires code compliance by multi-family housing to the International Code Council/American National Institute Standard A117.1 ("Accessible and Usable Buildings and Facilities")
- [HB 5244](#): ENERGY EFFICIENT BUILDING ACT (Rep. Lawrence Walsh, Jr. (D))
Description: Bars local governments from prohibiting gas usage or construction in homes, among other provisions.
- [HB 5305](#): REAL ESTATE ILLEGAL POSSESSION (Rep. La Shawn K. Ford (D))
Description: Changes law on leases to require occupants to be named in leases or subleases, among other provisions.
- [HB 5484](#): AFFORDABLE HOUSING-SAFETY (Rep. Tracy Katz Muhl (D))
Description: Requires a review / report by several agencies and organizations on "climate-safe affordable housing"

- [HB 5519](#): NATIVE LANGUAGE TRANSPARENCY (Rep. Maura Hirschauer (D))
Description: Requires leases be translated into other languages; allows tenants to seek damages.
Position: CAA Opposes
- [HB 5525](#): HUMAN RIGHTS ACT-REAL ESTATE (Rep. Lilian Jimenez (D))
Description: Adds regulations to landlords including barring looking at familial status or source of income in real estate transactions. Prohibits requiring credit checks for tenants. Prohibits move-in fees.
Position: CAA Opposes
- [HB 5584](#): MOBILE HOME-SALE OF PARK (Rep. Hoan Huynh (D))
Description: Sets out requirements for dissolution of mobile home parks; requires owners to pay for relocation. If an owner sells a park, it must continue to be used as a mobile home park for 5 years, rent increases are capped at 10%/year for the first 3 years after.
- [SB 1441](#): CIVIL RIGHTS-REAL ESTATE (Sen. Rachel Ventura (D))
Description: Further limits consideration of immigration status in real estate transactions in a number of ways.
- [SB 2602](#): LANDLORD/TENANT-FLOOD INS (Sen. Mike Porfirio (D))
Description: Requires landlords to have flood insurance on units with a flood history; sets failure as an offense for which the tenant can terminate a lease or recover damages.
- [SB 2624](#): INC TX-RENTAL PAYMENTS (Sen. Natalie Toro (D))
Description: Allows renters to get a 5% income tax credit for the cost of their rent.
- [SB 2818](#): HUMAN RIGHTS-CONVICTIONS (Sen. Rachel Ventura (D))
Description: Creates a civil rights violation for considering conviction record in the sale or rental of property, with exceptions for buildings of 4 or fewer units and for checking sex offender registries.
- [SB 2989](#): MULTI-STORY HOUSING-ACCESSIBLE (Sen. Sara Feigenholtz (D))
Description: Requires code compliance by multi-family housing to the International Code Council/American National Institute Standard A117.1 ("Accessible and Usable Buildings and Facilities")
- [SB 3230](#): MOBILE HOME PARK FEES (Sen. Laura M. Murphy (D))
Description: Sets a fine of \$10 per day per site for operating a mobile home park without a license. Requires annual inspections by the Department of Public Health; sets fees in a number of circumstances.
- [SB 3323](#): ACCESSIBLE EV CHARGING STATION (Sen. Dan McConchie (R))
Description: Sets requirements on EV chargers used for a commercial purpose in order to be accessible to persons with disabilities including limited range of motion and at wheelchair height.
- [SB 3484](#): RENT CONTROL PREEMPTION ACT (Sen. Natalie Toro (D))
Description: Repeals the Rent Control Preemption Act.
Position: CAA Opposes
- [SB 3658](#): REAL ESTATE ILLEGAL POSSESSION (Sen. Dave Syverson (R))
Description: Removes protections from eviction for a person occupying a property if they don't have a written lease or proof of rent payment.