

Illinois

Landlord-Tenant Compliance Guide

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■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Illinois. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 15 categories

■ Table of Contents

- [1. Core Lease Requirements](#) (7 rules)
- [2. Disclosures Required](#) (9 rules)
- [3. Entry & Access](#) (9 rules)
- [4. Eviction Procedures](#) (11 rules)
- [5. Financial Terms](#) (8 rules)
- [6. Habitability & Repairs](#) (7 rules)
- [7. Local Ordinances](#) (4 rules)
- [8. Pest Control](#) (3 rules)
- [9. Pet Policies](#) (4 rules)
- [10. Property Management & Licensing](#) (6 rules)
- [11. Reporting & Documentation](#) (6 rules)
- [12. Safety Requirements](#) (6 rules)
- [13. Security Deposits](#) (8 rules)
- [14. Special Property Types](#) (7 rules)
- [15. Tenant Protections](#) (8 rules)

1. CORE LEASE REQUIREMENTS

- 1. Lease Formation & Disclosures (765 ILCS 705/ (various sections))
■ *Legal Reference: [765 ILCS 705/ \(various sections\)](#) (click to view statute)*
- 2. Written Lease Requirements (No specific statute requiring written leases)
■ *Legal Reference: [No specific statute requiring written leases](#)*
- 3. Lease Language Requirements (765 ILCS 705/1)
■ *Legal Reference: [765 ILCS 705/1](#) (click to view statute)*
- 4. Lease Addendums (Various statutes)
■ *Legal Reference: [Various statutes](#) (click to view statute)*
- 5. Lease Renewal (No specific statute; governed by lease terms)
■ *Legal Reference: [No specific statute; governed by lease terms](#)*
- 6. Lease Termination (735 ILCS 5/9-207, 735 ILCS 5/9-205)
■ *Legal Reference: [735 ILCS 5/9-207, 735 ILCS 5/9-205](#) (click to view statute)*
- 7. Early Termination (765 ILCS 705/16 (Military), 765 ILCS 750/5 (Domestic Violence))
■ *Legal Reference: [765 ILCS 705/16 \(Military\), 765 ILCS 750/5 \(Domestic Violence\)](#) (click to view statute)*

2. DISCLOSURES REQUIRED

- 1. Lead-Based Paint Disclosure (Federal requirement (42 USC 4852d) for pre-1978 housing)
■ *Legal Reference: [Federal requirement \(42 USC 4852d\) for pre-1978 housing](#) (click to view statute)*
- 2. Radon Disclosure (420 ILCS 46/25)
■ *Legal Reference: [420 ILCS 46/25](#) (click to view statute)*
- 3. Carbon Monoxide Detector Disclosure (430 ILCS 135/)
■ *Legal Reference: [430 ILCS 135/](#) (click to view statute)*
- 4. Smoke Detector Disclosure (425 ILCS 60/)
■ *Legal Reference: [425 ILCS 60/](#) (click to view statute)*
- 5. Utility Payment Disclosure (765 ILCS 740/5)
■ *Legal Reference: [765 ILCS 740/5](#) (click to view statute)*

- 6. Bed Bug Disclosure (Chicago RLTO (Chicago only); no statewide requirement)

■ *Legal Reference: [Chicago RLTO \(Chicago only\); no statewide requirement](#) (click to view statute)*

- 7. Mold Disclosure (No specific Illinois requirement)

■ *Legal Reference: No specific Illinois requirement*

- 8. Sex Offender Disclosure (765 ILCS 705/10)

■ *Legal Reference: [765 ILCS 705/10](#) (click to view statute)*

- 9. Foreclosure Status (Federal Protecting Tenants at Foreclosure Act (incorporated into Illinois law))

■ *Legal Reference: Federal Protecting Tenants at Foreclosure Act (incorporated into Illinois law)*

3. ENTRY & ACCESS

- 1. Landlord Right to Entry (No specific state statute; common law and lease provisions)

■ *Legal Reference: No specific state statute; common law and lease provisions*

- 2. Tenant's Right to Quiet Enjoyment (Common law right)

■ *Legal Reference: Common law right*

- 3. Notice Requirements for Entry (No specific state statute; best practice)

■ *Legal Reference: No specific state statute; best practice*

- 4. Emergency Entry (Common law and lease provisions)

■ *Legal Reference: Common law and lease provisions*

- 5. Entry for Repairs (765 ILCS 742/ (implied))

■ *Legal Reference: [765 ILCS 742/ \(implied\)](#)*

- 6. Entry for Inspections (No specific statute; lease provisions)

■ *Legal Reference: No specific statute; lease provisions*

- 7. Entry for Showings (No specific statute; lease provisions)

■ *Legal Reference: No specific statute; lease provisions*

- 8. Lock Changes (765 ILCS 705/15)

■ *Legal Reference: [765 ILCS 705/15](#) (click to view statute)*

- 9. Tenant Lock Changes (No specific statute; lease provisions)

■ *Legal Reference: No specific statute; lease provisions*

4. EVICTION PROCEDURES

● **1. Grounds for Eviction (735 ILCS 5/9-102)**

■ *Legal Reference: [735 ILCS 5/9-102](#) (click to view statute)*

● **2. Notice to Quit - Non-Payment (735 ILCS 5/9-209)**

■ *Legal Reference: [735 ILCS 5/9-209](#) (click to view statute)*

● **3. Notice to Quit - Lease Violations (735 ILCS 5/9-210, 735 ILCS 5/9-120)**

■ *Legal Reference: [735 ILCS 5/9-210](#), [735 ILCS 5/9-120](#) (click to view statute)*

● **4. Notice to Quit - Holdover (735 ILCS 5/9-207, 735 ILCS 5/9-205)**

■ *Legal Reference: [735 ILCS 5/9-207](#), [735 ILCS 5/9-205](#) (click to view statute)*

● **5. Filing Eviction Lawsuit (735 ILCS 5/9-106 (Eviction Act, formerly Forcible Entry and Detainer Act))**

■ *Legal Reference: [735 ILCS 5/9-106 \(Eviction Act, formerly Forcible Entry and Detainer Act\)](#) (click to view statute)*

● **6. Service of Process (735 ILCS 5/9-107)**

■ *Legal Reference: [735 ILCS 5/9-107](#) (click to view statute)*

● **7. Court Hearing (735 ILCS 5/9-108, 735 ILCS 5/9-109)**

■ *Legal Reference: [735 ILCS 5/9-108](#), [735 ILCS 5/9-109](#) (click to view statute)*

● **8. Judgment for Possession (735 ILCS 5/9-110)**

■ *Legal Reference: [735 ILCS 5/9-110](#) (click to view statute)*

● **9. Writ of Possession/Eviction (735 ILCS 5/9-113)**

■ *Legal Reference: [735 ILCS 5/9-113](#) (click to view statute)*

● **10. Expedited Eviction (735 ILCS 5/9-120 (Criminal activity))**

■ *Legal Reference: [735 ILCS 5/9-120 \(Criminal activity\)](#) (click to view statute)*

● **11. Self-Help Eviction Prohibition (765 ILCS 735/1.4, 735 ILCS 5/9-101)**

■ *Legal Reference: [765 ILCS 735/1.4](#), [735 ILCS 5/9-101](#) (click to view statute)*

5. FINANCIAL TERMS

- **1. Rent Amount & Payment (735 ILCS 5/9-218 (referenced in 765 ILCS 705/3))**
■ *Legal Reference: [735 ILCS 5/9-218 \(referenced in 765 ILCS 705/3\)](#) (click to view statute)*
- **2. Rent Increases (No specific statute limiting rent increases)**
■ *Legal Reference: No specific statute limiting rent increases*
- **3. Late Fees (No specific state statute)**
■ *Legal Reference: No specific state statute*
- **4. NSF/Bounced Check Fees (No specific statute limiting NSF fees)**
■ *Legal Reference: No specific statute limiting NSF fees*
- **5. Application Fees (No specific state statute)**
■ *Legal Reference: No specific state statute*
- **6. Move-In Fees (No specific statute)**
■ *Legal Reference: No specific statute*
- **7. Pet Fees & Deposits (No specific statute; general security deposit laws apply)**
■ *Legal Reference: No specific statute; general security deposit laws apply*
- **8. Utilities (765 ILCS 735/1.4 (Self-Help Eviction), 765 ILCS 740/5 (Disclosure))**
■ *Legal Reference: [765 ILCS 735/1.4 \(Self-Help Eviction\)](#), [765 ILCS 740/5 \(Disclosure\)](#) (click to view statute)*

6. HABITABILITY & REPAIRS

- **1. Implied Warranty of Habitability (Jack Spring, Inc. v. Little, 50 Ill. 2d 351 (1972) - Case law)**
■ *Legal Reference: [Jack Spring, Inc. v. Little, 50 Ill. 2d 351 \(1972\) - Case law](#) (click to view statute)*
- **2. Landlord Repair Obligations (765 ILCS 742/5 (Right to Repair Act))**
■ *Legal Reference: [765 ILCS 742/5 \(Right to Repair Act\)](#) (click to view statute)*
- **3. Tenant Repair Rights (765 ILCS 742/5)**
■ *Legal Reference: [765 ILCS 742/5](#) (click to view statute)*
- **4. Repair Timeline (765 ILCS 742/5)**
■ *Legal Reference: [765 ILCS 742/5](#) (click to view statute)*

● **5. Rent Withholding (765 ILCS 742/5)**

■ *Legal Reference: [765 ILCS 742/5](#) (click to view statute)*

● **6. Emergency Repairs (765 ILCS 742/5)**

■ *Legal Reference: [765 ILCS 742/5](#) (click to view statute)*

● **7. Maintenance Responsibilities (General lease provisions; 765 ILCS 742/)**

■ *Legal Reference: [General lease provisions; 765 ILCS 742/](#)*

7. LOCAL ORDINANCES

● **1. Chicago Requirements (Chicago Residential Landlord and Tenant Ordinance (RLTO))**

■ *Legal Reference: [Chicago Residential Landlord and Tenant Ordinance \(RLTO\)](#) (click to view statute)*

● **2. HOA Rules (No specific statute; contractual obligations)**

■ *Legal Reference: [No specific statute; contractual obligations](#)*

● **3. Condo Association Rules (765 ILCS 605/ (Condominium Property Act))**

■ *Legal Reference: [765 ILCS 605/ \(Condominium Property Act\)](#) (click to view statute)*

● **4. Zoning Compliance (Local zoning ordinances)**

■ *Legal Reference: [Local zoning ordinances](#) (click to view statute)*

8. PEST CONTROL

● **1. Bed Bugs (No specific state statute; local ordinances (Chicago has specific requirements))**

■ *Legal Reference: [No specific state statute; local ordinances \(Chicago has specific requirements\)](#) (click to view statute)*

● **2. Rodents and General Pests (Implied warranty of habitability)**

■ *Legal Reference: [Implied warranty of habitability](#)*

● **3. Pest Control Responsibility (No specific statute; lease provisions and case law)**

■ *Legal Reference: [No specific statute; lease provisions and case law](#)*

9. PET POLICIES

- 1. Pet Restrictions (No state statute; lease provisions control)

■ *Legal Reference: No state statute; lease provisions control*

- 2. Service Animals (Federal ADA and FHA; Illinois Human Rights Act)

■ *Legal Reference: [Federal ADA and FHA; Illinois Human Rights Act](#) (click to view statute)*

- 3. Pet Deposits and Fees (No state statute; general security deposit laws apply)

■ *Legal Reference: No state statute; general security deposit laws apply*

- 4. Pet Damage (General property damage rules)

■ *Legal Reference: General property damage rules*

10. PROPERTY MANAGEMENT & LICENSING

- 1. Real Estate License Requirement (225 ILCS 454/ (Real Estate License Act of 2000))

■ *Legal Reference: [225 ILCS 454/ \(Real Estate License Act of 2000\)](#) (click to view statute)*

- 2. License Types (225 ILCS 454/5-5, 454/5-6)

■ *Legal Reference: [225 ILCS 454/5-5, 454/5-6](#) (click to view statute)*

- 3. License Renewal (225 ILCS 454/5-50)

■ *Legal Reference: [225 ILCS 454/5-50](#) (click to view statute)*

- 4. Trust Account Requirements (225 ILCS 454/20-20)

■ *Legal Reference: [225 ILCS 454/20-20](#) (click to view statute)*

- 5. Property Management Agreements (225 ILCS 454/ (general provisions))

■ *Legal Reference: 225 ILCS 454/ (general provisions)*

- 6. Record Retention (225 ILCS 454/ (administrative rules))

■ *Legal Reference: [225 ILCS 454/ \(administrative rules\)](#) (click to view statute)*

11. REPORTING & DOCUMENTATION

- 1. Record Retention (225 ILCS 454/ (for licensed property managers))

■ *Legal Reference: [225 ILCS 454/ \(for licensed property managers\)](#) (click to view statute)*

- 2. Rent Payment Records (General business practice; 225 ILCS 454/)
■ *Legal Reference: [General business practice; 225 ILCS 454/](#)*
- 3. Maintenance Logs (General business practice; related to habitability)
■ *Legal Reference: [General business practice; related to habitability](#)*
- 4. Inspection Reports (Best practice; Chicago RLTO requires joint inspection)
■ *Legal Reference: [Best practice; Chicago RLTO requires joint inspection](#) ([click to view statute](#))*
- 5. Lead Registry (Federal requirement for pre-1978 housing)
■ *Legal Reference: [Federal requirement for pre-1978 housing](#) ([click to view statute](#))*
- 6. Bed Bug Registry (Chicago Municipal Code 5-12-110 (Chicago only))
■ *Legal Reference: [Chicago Municipal Code 5-12-110 \(Chicago only\)](#) ([click to view statute](#))*

12. SAFETY REQUIREMENTS

- 1. Smoke Detectors (425 ILCS 60/)
■ *Legal Reference: [425 ILCS 60/](#) ([click to view statute](#))*
- 2. Carbon Monoxide Detectors (430 ILCS 135/)
■ *Legal Reference: [430 ILCS 135/](#) ([click to view statute](#))*
- 3. Fire Extinguishers (Local building codes; no specific state statute)
■ *Legal Reference: [Local building codes; no specific state statute](#)*
- 4. Emergency Exits (Local building codes; International Fire Code adopted by municipalities)
■ *Legal Reference: [Local building codes; International Fire Code adopted by municipalities](#)*
- 5. Fire Escapes (Local building codes)
■ *Legal Reference: [Local building codes](#)*
- 6. Building Codes Compliance (Local municipal codes; implied warranty of habitability)
■ *Legal Reference: [Local municipal codes; implied warranty of habitability](#)*

13. SECURITY DEPOSITS

- 1. Security Deposit Limits (No statutory limit)

■ *Legal Reference: No statutory limit*

● **2. Security Deposit Storage (765 ILCS 715/1 (Interest requirements for 25+ units))**

■ *Legal Reference: [765 ILCS 715/1 \(Interest requirements for 25+ units\)](#) (click to view statute)*

● **3. Security Deposit Return (765 ILCS 710/1)**

■ *Legal Reference: [765 ILCS 710/1](#) (click to view statute)*

● **4. Allowable Deductions (765 ILCS 710/1)**

■ *Legal Reference: [765 ILCS 710/1](#) (click to view statute)*

● **5. Itemization Requirements (765 ILCS 710/1)**

■ *Legal Reference: [765 ILCS 710/1](#) (click to view statute)*

● **6. Penalties for Wrongful Withholding (765 ILCS 710/1)**

■ *Legal Reference: [765 ILCS 710/1](#) (click to view statute)*

● **7. Interest on Security Deposits (765 ILCS 715/1)**

■ *Legal Reference: [765 ILCS 715/1](#) (click to view statute)*

● **8. Transfer of Security Deposit (765 ILCS 710/1.2)**

■ *Legal Reference: [765 ILCS 710/1.2](#) (click to view statute)*

14. SPECIAL PROPERTY TYPES

● **1. Mobile Homes (765 ILCS 745/ (Mobile Home Landlord and Tenant Rights Act))**

■ *Legal Reference: [765 ILCS 745/ \(Mobile Home Landlord and Tenant Rights Act\)](#) (click to view statute)*

● **2. Condominiums (765 ILCS 605/ (Condominium Property Act); 735 ILCS 5/9-104.2)**

■ *Legal Reference: [765 ILCS 605/ \(Condominium Property Act\); 735 ILCS 5/9-104.2](#) (click to view statute)*

● **3. Subsidized Housing (Federal HUD regulations; Section 8 voucher program)**

■ *Legal Reference: [Federal HUD regulations; Section 8 voucher program](#) (click to view statute)*

● **4. Student Housing (No specific statute; general landlord-tenant law applies)**

■ *Legal Reference: No specific statute; general landlord-tenant law applies*

● **5. Senior Housing (Federal Fair Housing Act (55+ exemption))**

■ *Legal Reference: [Federal Fair Housing Act \(55+ exemption\)](#) (click to view statute)*

● **6. Short-Term Rentals** (Local ordinances; state lodging tax laws)

■ *Legal Reference:* [Local ordinances; state lodging tax laws](#) (click to view statute)

● **7. Commercial Property** (No residential landlord-tenant laws apply)

■ *Legal Reference:* [No residential landlord-tenant laws apply](#)

15. TENANT PROTECTIONS

● **1. Retaliation Prohibition** (765 ILCS 720/1 (Retaliatory Eviction Act, repealed 1-1-25); 765 ILCS 721/ (Landlord Retaliation Act))

■ *Legal Reference:* [765 ILCS 720/1 \(Retaliatory Eviction Act, repealed 1-1-25\); 765 ILCS 721/ \(Landlord Retaliation Act\)](#) (click to view statute)

● **2. Discrimination Prohibition** (Illinois Human Rights Act (775 ILCS 5/); Federal Fair Housing Act)

■ *Legal Reference:* [Illinois Human Rights Act \(775 ILCS 5/\); Federal Fair Housing Act](#) (click to view statute)

● **3. Domestic Violence Protections** (765 ILCS 750/ (Safe Homes Act))

■ *Legal Reference:* [765 ILCS 750/ \(Safe Homes Act\)](#) (click to view statute)

● **4. Military Service Member Protections** (765 ILCS 705/16, Federal SCRA)

■ *Legal Reference:* [765 ILCS 705/16, Federal SCRA](#) (click to view statute)

● **5. Tenant Organizing Rights** (Implied in retaliation protections)

■ *Legal Reference:* [Implied in retaliation protections](#)

● **6. Lease Renewal Rights** (No general statute; retaliation protections apply)

■ *Legal Reference:* [No general statute; retaliation protections apply](#)

● **7. Privacy Rights** (Common law; Fourth Amendment protections)

■ *Legal Reference:* [Common law; Fourth Amendment protections](#)

● **8. Right to Habitable Premises** (Jack Spring, Inc. v. Little (case law); 765 ILCS 742/)

■ *Legal Reference:* [Jack Spring, Inc. v. Little \(case law\); 765 ILCS 742/](#) (click to view statute)

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● **1. Chicago Requirements (Chicago Residential Landlord and Tenant Ordinance (RLTO))**

■ *Legal Reference:* [Chicago Residential Landlord and Tenant Ordinance \(RLTO\)](#)

● **2. HOA Rules (No specific statute; contractual obligations)**

■ *Legal Reference:* [No specific statute; contractual obligations](#)

● **3. Condo Association Rules (765 ILCS 605/ (Condominium Property Act))**

■ *Legal Reference:* [765 ILCS 605/ \(Condominium Property Act\)](#)

● **4. Zoning Compliance (Local zoning ordinances)**

■ *Legal Reference:* [Local zoning ordinances](#)

For the most current information, always consult official state sources.

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