

AN ACT concerning civil law.

**Be it enacted by the People of the State of Illinois,
represented in the General Assembly:**

Section 5. The Landlord and Tenant Act is amended by adding Section 3.5 as follows:

(765 ILCS 705/3.5 new)

Sec. 3.5. Additional means to pay rent when electronic payment methods charge additional fees. If a landlord uses a third-party payment portal to collect rental payments from tenants and if a transaction fee or other charge is imposed through the portal on rental payments made by e-check or other means, then the landlord shall allow the tenant to make rental payments by delivering a paper check or cash to the landlord or the landlord's business office or by means that do not require the tenant to pay the transaction fee or other charge. This Section applies to leases or agreements executed after the effective date of this amendatory Act of the 103rd General Assembly.