

★ Amendments

- **Just Cause provisions and associated relocation assistance have been entirely removed.**
- Additional changes include:
 - **Addition of Annual Unit Production Report:** Requires the Dept. of Buildings to prepare a report on housing unit production on an annual basis (*Section 14A-1-104.5.1*)
 - **Addition of Rental Registry Attestation:** Registrants must attest to the healthy and safe condition of each registered unit (*Section 5-12-175(b)(4)*)
 - **Addressing Ratio Utility Billing (RUBS):** Notice periods required for a change in the billing system are increased from 30 to 90 days (*Section 5-12-085(c)(1)*)
 - **Drafting clarifications**



622,641

Chicago Families Rent.
Most of Them Cannot Afford It.

35%

pre-pandemic rent
increase

\$2,328

average rent in Chicago
(as of March 2026)

\$93,000

annual income needed to
afford avg. rent
(Chicago's Median Household Income: \$62,259)

~48%

of renters are cost
burdened
(Spending 30%+ on rent)

+32.9% rent increase since early 2020 (Zillow ZORI). 24.9% of renters spend more than half their income on rent.



Surging Levels of LLC Ownership

LLCs are an increasingly common way to own property

Estimated share of rental parcels in Chicago owned by LLCs from 2006 to 2022



Source: Cook County Assessor and Cook County Treasurer

Note: Parcel classifications are based on the Cook County Assessor's typology. Single-family, condo and other residential parcels are excluded. Total rental parcels are estimated by excluding parcels where a homeowner's tax exemption was taken.

Visualization: Amy Qin/WBEZ

LLC Ownership change over time (7+ unit properties)

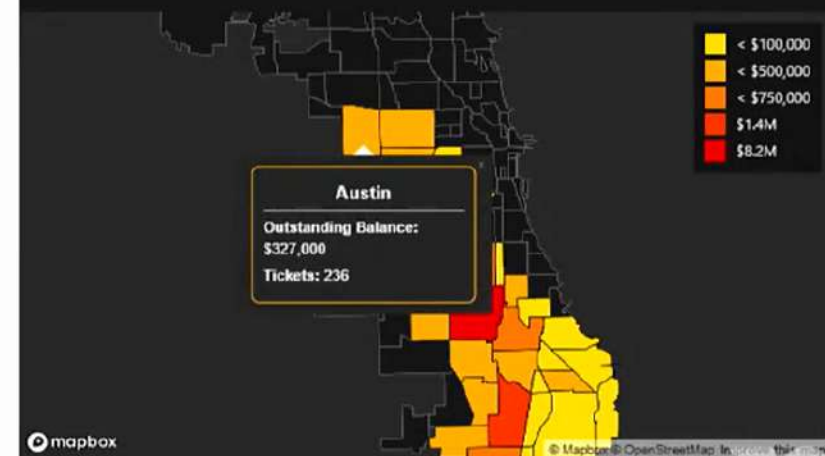
9.28% in 2006 to 33.69% in 2022

Council Chamber

Hundreds Of South, West Side Properties For Sale Amid Legal Fight Against City's 'Worst Landowner'

A Load of Rat-Related Ticket Debt

The city of Chicago fined companies managed by Suzie B. Wilson more than \$15 million for rat-related violations from 2010 through June 2023. The fines were assessed on hundreds of properties owned by these companies, mostly on Chicago's South and West sides.





Chicagoans Are Paying Thousands in Fees Before They Move In

CHICAGO SUN★TIMES

Fee Type Examples	Amounts
Move-in Fee	\$300 – \$1,000
Background Check	\$30 – \$60
Credit Check	\$30 – \$60
Resident Benefits Fee	\$52 / month
Property Tax Fee	\$50 – \$100+ / month
In-person Walkthrough	\$85
After-Hours Maintenance Request	\$50
Lease Renewal	\$100
Lease Signing Fee	\$100
Failure to Transfer/Connect Utilities	\$75
Utility Activation Fee	\$50
Failure to Make Unit Available for Showing	\$65
Failure to Return Keys	\$75
Move-out Fee	\$400 – \$1,500

Adding up to a bill of \$2,977, nearly 50% above the listed base rent.

A two-bedroom apartment in Bucktown

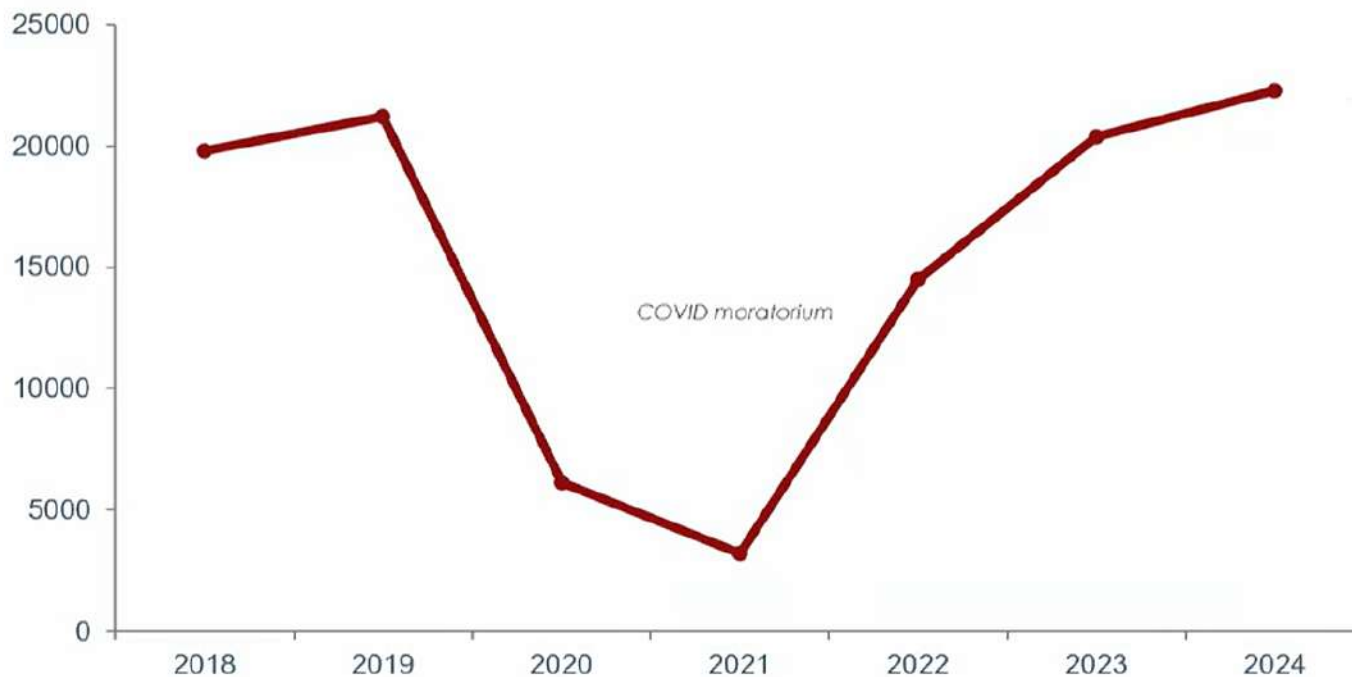
Base rent	\$1995
Application/Credit Check	+\$237
Move-in Fee	+\$700
Bundled Service Fee	+\$45
Total	\$2977
	\$982 above base rent

These are just some of over a dozen “junk fees” renters are seeing on their bills.

ZOO

★ Evictions are Back to Pre-Pandemic Highs...

Chicago has no dedicated office, registry, or systemic tool to address this.



22,300

eviction filings in 2024
back to pre-pandemic highs
according to court data

2.66

More shootings for every 1% increase in
evictions rate



Overview of the Protecting Renters Ordinance (PRO) - Remaining Pillars

★ What is the Protecting Renters Ordinance (PRO)?

A Coordinated Solution & The Most Comprehensive Modernization of the RLTO in 40 years.

1

Rental Registry

- ✓ Build the data infrastructure
- ✓ Connect LLC entities to real people
- ✓ Overhaul the way the City monitors and enforces health conditions for renters

2

Bureau of Rental Housing Services

- ✓ Coordinates enforcement work
- ✓ Educates and supports tenants and landlords
- ✓ Levels the playing field for small landlords

3

Eviction Counsel Program

- ✓ Legal representation for eligible tenants with an eviction defense
- ✓ Legal consultations for all eligible tenants in eviction

4

RLTO Reform + Tenant Rights

- ✓ Streamlines the RLTO
- ✓ Tenant Bill of Rights
- ✓ Reforms deposits & administrative fees; bans junk fees



1 | City-Wide Rental Registry

WHAT IT DOES

- One-time, annual registration requirement for **all rental units** in Chicago.
- Creates the first **centralized record of landlord identity, ownership, compliance history, and rental data** in Chicago. Like others: NYC, LA, Aurora, Joliet, Minneapolis etc.
- Enables the City to **track absentee landlords** and make **data-informed policy** decisions, while protecting private data.
- Tiered registration fees **fund City code enforcement** within the newly proposed DOH Bureau of Rental Housing Services, along with DOB inspectors, DOL, and 311.
- Annual fee structure is based on building size (per-unit, once per-year): \$20 (1-4 units), \$40 (5-49 units), \$60 (50+ units). **Owner-occupied 2-6 units and subsidized affordable housing are exempt from the fee but still must register annually.**





1 | City-Wide Rental Registry: “I own a 3-flat, how does this affect me?”

How does this help me?: With a Rental Registry, the City would have the information to **hold absentee landlords accountable** AND develop more **targeted programs for communities**.

How much do I need to pay?: If you live in your 3-flat, **you pay nothing** (\$60/yr total otherwise).

What do I have to do?: **Once a year**, you would need to complete a **short form with some basic details** about your property and your contact information.

Would my information stay private?: **Personal information like owner address and contact information would be kept private.** Property information like number of units, bedrooms, amenities, and maintenance/leasing information would be public.

Could I get help?: **Yes!** The new Bureau of Rental Housing Services will provide compliance support and guidance to small landlords.

What if I'm late registering?: There would be **no penalties during the first year**. After that, you would receive a notice from the Department of Housing indicating when registration is due.



2 | DOH Bureau of Rental Housing Services (RHS)

MISSION: Protect & promote housing stability for Chicago renters and landlords.

MECHANISMS: Enforces rental housing rules, administers the Rental Registry; educates landlords & tenants on rights and responsibilities.

Benefits For Renters

One intake point for all complaints: habitability, lockouts, fees, retaliation

Coordinated inspection and enforcement with DOB, DOL and DoAH, through 311 referrals

Free legal information and referrals

Enforcement records track repeat violators across buildings

Benefits For Landlords

Free compliance guidance — small landlords get the same support as large property managers

One system to navigate instead of up to six (DOH, DOB, DPD, DSS, DOL, DOAH)

Support with dispute resolution = Less time in eviction court and stronger landlord-tenant relationships

Predictable enforcement rules applied consistently

Benefits For Aldermanic Offices and Community Organizations

Can direct constituent calls for support about housing to RHS

Real-time data on problem properties in your ward

Consistent enforcement so issues are prevented before they escalate to crisis level

One agency accountable for outcomes citywide

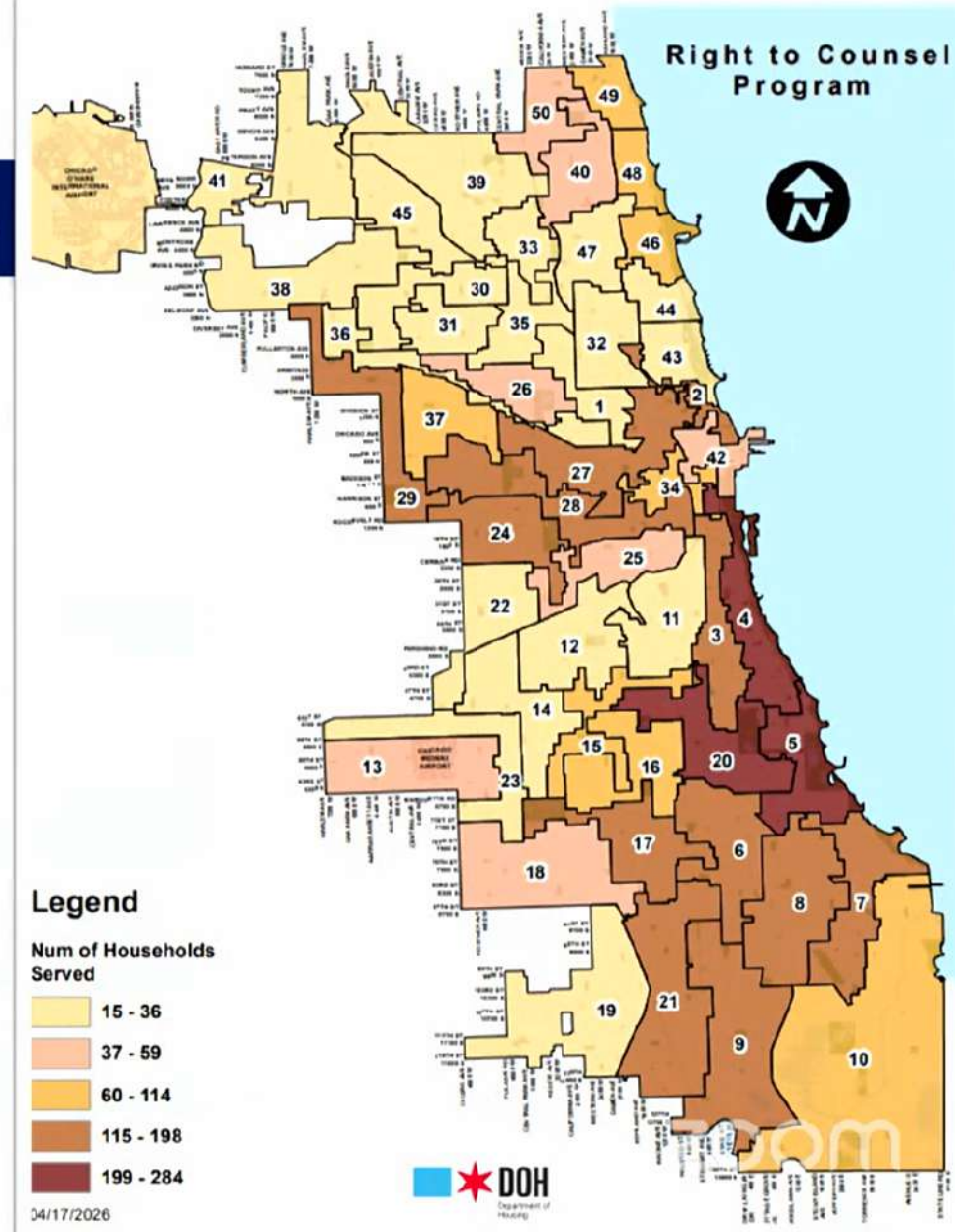


3 | Eviction Counsel Program (Currently RTC Pilot)

WHAT IT DOES

- Makes the RTC pilot (July 2022–December 2025) a permanent program for eligible Chicagoans.
- Provides full legal representation for all income-eligible tenants with an eviction defense; legal advice for all other eligible tenants.
- Returns \$2.75–\$3.35 in fiscal benefits per \$1 invested — \$13.6M in cumulative benefits since 2022.
- Annual operating cost: \$4M.
Current funding is secured through EOY 2027.

Council Chamber





4 | RLTO Reform + Tenant Bill of Rights

WHAT IT DOES

Junk Fee Ban: Bans move-in, move-out fees, and other non-refundable junk fees. Allows limited fees based on landlord expenses.

Tenant Bill of Rights: Ensuring all tenants have the same base level of protections under the law.

New “Cure” Windows: Gives landlords time to correct a violation before fines are issued. Windows range from 1 to 14 days based on violation.

Makes the **RLTO clear and accessible** so landlords and tenants can understand the law and their rights without a lawyer.

Key requirements:

- Landlord must provide written, itemized documentation **before** charging any fee
- No fee may exceed the landlord's actual cost, regardless of any stated dollar limit
- Routine maintenance and upkeep costs may **not** be passed through as fees

Implementation Phases

36-month phased implementation aligned with revenue, staffing, and operational capacity



PHASE 1

Foundation, Education, and Grace Period
(Months 1-12)



PHASE 2

Ramping up enforcement capacity
(Months 13-24)



PHASE 3

Full enforcement and optimization
(Months 25-36)

Registry Launch: 2027

Phase 2: 2028

Phase 3: 2029



PRIMARY FOCUS

Stand up and launch Rental Registry, educate property owners and the public, and start the grace period.



KEY ACTIVITIES

- Build systems, policies, and workflows
- Hire initial core staff
- Launch Rental Registry platform
- Public education & outreach campaign
- Establish 311 routing & complaint intake lanes
- Data agreements & interdepartmental protocols
- Implement education period (first 6 months)
- Implement 12-month registration grace period



ENFORCEMENT APPROACH

Education—first for at least 6 months. Focus on outreach, technical assistance, and voluntary compliance. Grace period for registration ends after first year. No penalties for failure to register during the grace period. Warnings and notices only.



STAFFING APPROACH

Hire foundational staff only. Start with 4 existing DOH staff. DTI uses external contracts initially.



REVENUE CONNECTION

Limited staffing funded by initial revenue as it becomes available.



SUCCESS INDICATORS

- Registry platform live
- Outreach campaign launched
- Initial registrations achieved
- Intake and routing operational
- Core staff onboarded

Ramp up enforcement work citywide based on data, compliance, registry revenue, and available staffing throughout 2028.

- Continue and expand outreach
- Scale intake, investigations, and inspections
- Hire and onboard additional staff
- Begin complaint-based investigations
- Issue notices of violation for registration (no penalties during grace period)

Increase enforcement activity and issue violations as appropriate (no penalties for registration until grace period ends).

Focus on top complaints, high-risk properties, and non-compliant registrants.

Staffing grows with revenue throughout 2028. Positions added in planned increments. RLTO inspections/enforcement ramp up after registry complete and enforcement scope clarified.

Increased revenue supports additional hiring and operational expansion.

- Registration rate increasing
- Response times improving
- Inspections initiated and completed, increasing
- Staffing at ~50–75% of full capacity by year-end

Achieve full enforcement capacity and optimize operations and outcomes throughout 2029.

- Impose penalties for failure to register
- Fully operational complaint, investigation, and inspection program
- Administrative penalties for RLTO and building code violations
- Coordinated enforcement with DOB and DOL
- Data-driven targeting and compliance monitoring
- Performance management and reporting

Penalties for failure to register and code violations.

Full enforcement.

Reach full staffing (28 FTEs) as revenue allows to support full enforcement operations.

Full operational costs supported by registry revenue between \$22.1M and \$35.4M per year.

- High operational compliance achieved
- Inspection and enforcement targets met
- Revenue at full capacity
- Program operating at steady state

TOTAL STAFFING AT FULL CAPACITY: 28 FTEs



DOH
16 FTEs



DOL
4 FTEs



DOB
7 FTEs



DTI
1 FTE

All staffing additions contingent on revenue availability and hiring authorization.

IMPLEMENTATION TIMELINE AT A GLANCE

PHASE 1

Months 1-12
Foundation, education, and
Grace Period
2027

PHASE 2

Months 13-24
Ramping up enforcement and
Capacity
2028

Phase 3

Months 25-36
Full enforcement and
coordination
2029

EXPECTED FULL CAPACITY REVENUE



~\$22.1M+
Per year

Based on ~622,000 rental units with tiered annual fees:
\$20 (1-4 units) | \$40 (5-49 units) | \$80 (50+ units)
Fines for non-compliance: \$9.6M–\$18.1M/yr

PRO Benefits

For Renters

- No more junk fees.
- One place to find information, to file RLTO complaints, to get help, and to understand your rights.
- Faster resolution of habitability issues, lockouts, and lease disputes.
- Connection to legal representation for qualified tenants with an eviction defense.

For Landlords

- Free compliance guidance.
- One streamlined intake channel instead of navigating six city departments.
- Faster dispute resolution means no/less time in eviction court.
- Small landlords get the same access to City resources as large property managers.
- Level playing field: no more competing with non-compliant operators who are cutting corners.

For Chicago

- Stable communities results in lower crime and safer neighborhoods.
- Centralized data on building ownership and property information. Bringing Chicago in line with comparable major U.S. cities.
- Streamlines coordination and enforcement of building and tenant rights' violations for faster service delivery.