

Renter Ordinance Comparison
Chicago City Council
Summer 2026

Mayor Johnson introduced the *Protecting Renters Ordinance* on June 29, 2026, legislation his office describes as a “comprehensive modernization of the Residential Landlord and Tenant Ordinance” that combats the affordability crisis in Chicago. In July, a group of 23 of the City Council members who formerly opposed the Mayor’s budget introduced a similar but toned-down version of the legislation titled the *Fair and Accountable Illinois Rental Ordinance*. Some realtor and landlord organizations oppose both ordinances, while tenant rights groups have been largely in favor of the Protecting Renters Ordinance. Mayor Johnson believes that the counter-proposed FAIR ordinance guts renter protections while the opposing group of alders believe their ordinance will encourage development and keep costs lower. The two are compared below:

Protecting Renters Ordinance	Fair and Accountable Illinois Rental Ordinance
- Does not apply to landlords owning six or fewer units (pg. 2) - Holds all landlords that manage over six units to the same standard regardless of size	- Creates three tiers of landlords (pg. 4) - Tier 1 – up to 12 rental units and do not have to live in any of the buildings - Tier 2 – 13-49 units - Tier 3 – 50 or more units - Allows a “cure right” for first offenses by Tier 1 landlords (pg. 16)
- Creates a rental unit registry (pg. 38) - Requires address and contact information for owner as well as who is responsible for repairs - Details on who owns the property, including any LLC or trust - Requires a registry fee to maintain the new database	- Creates a rental unit registry (pg. 22) - Requires address and contact for “authorized agent” and a property manager - Requires a record of violations - No registry fee, but includes penalties for not registering
Creates a Bureau of Rental Housing Services within Department of Housing to administer and enforce (pg. 37, 45)	Proposes leaving administration up to the Chicago Department of Buildings (pg. 22, 24)
Requires landlords to disclose a just cause for nonrenewal or eviction, and pay \$3k to \$5k in relocation assistance to tenants who are not at fault (pg. 26, 29, 46)	No relocation fee, and no just cause disclosure. Preserves “at-will nonrenewal” (pg. 17)
Creates a Tenant Bill of Rights (pg. 5)	No included Tenant Bill of Rights
Defines penalty fees and directs their use throughout, for tenants and landlords alike	Includes comparatively few penalty fees for noncompliance

	• Adds “interruption of essential services” as a violation for landlords and exempts interruption that is outside a landlord’s control (pg. 15)
• Prohibits most fees aside from security deposit and first month’s rent (pg. 13)	• Requires relatively undefined “Transparency and Reasonableness” when assessing fees, but incorporates state fee bans (pg. 8)
• Amended to add a Right to Return section (pg. 32-33)	• Includes a Rebuttable Presumption (pg. 20)
• Includes detailed penalties for lockouts and directs investigation by law enforcement (pg. 37)	• Sets broad penalties for lockout and denial of services (pg. 20)
• Amended to add an Eviction Counsel Program (pg. 43)	• Includes some regulatory and permitting changes for smaller landlords to encourage development (pg. 25)

Alds. Villegas, Reilly, and Lee all introduced the same alternate rental ordinance, presumably to avoid the legislation being sent to rules.

Record #	Title	Filing Office	Filing Sponsor
02026-0027201	Amendment of Municipal Code Chapter 5-12 authorizing Department of Buildings to establish regulatory framework and standards for residential buildings that distinguishes between small landlords and large corporate housing providers	11	Lee, Nicole T.
02026-0027202	Amendment of Municipal Code Chapter 5-12 empowering Department of Buildings to strengthen standards and enforcement mechanisms for residential buildings	36	Villegas, Gilbert
02026-0027203	Amendment of Municipal Code Chapter 5-12 establishing new regulations and standards under Department of Buildings regarding residential buildings	42	Reilly, Brendan