

Illinois Landlord-Tenant Laws: Rights and Duties for Both Sides

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/illinois-landlord-tenant-rights>

Illinois has no single landlord and tenant code. Rights come from several separate acts covering deposits, repairs, retaliation and domestic violence, and Chicago and Cook County add detailed local ordinances on top.

Key points

- For a required repair costing no more than \$500 or half a month of rent, whichever is less, a tenant may give written notice and, if the landlord does not act within 14 days, have it done and deduct the paid bill from rent.
- A landlord may not end a tenancy, raise rent, cut services or refuse to renew because a tenant complained about code violations, asked for repairs or joined a tenant union, and protected activity within one year before the landlord's action creates a presumption of retaliation.
- To keep any part of the deposit for damage, the landlord must send an itemized statement within 30 days after move out; otherwise the full deposit is due within 45 days.
- There is no statewide statute on entry notice, so the lease controls, and some cities, including Chicago, set their own notice rules.

Illinois at a glance

Rule	Illinois	Law
Notice before entry	There is no statewide statute on entry notice, so the lease controls, and some cities, including Chicago, set their own notice rules.	Illinois law (no statewide entry statute) and local ordinances
Tenant repair remedies	For a required repair costing no more than \$500 or half a month of rent, whichever is less, a tenant may give written notice and, if the landlord does not act within 14 days, have it done and deduct the paid bill from rent.	Residential Tenants' Right to Repair Act (765 ILCS 742/5)
Retaliation protection	A landlord may not end a tenancy, raise rent, cut services or refuse to renew because a tenant complained about code violations, asked for repairs or joined a tenant union, and protected activity within one year before the landlord's action creates a presumption of retaliation.	Landlord Retaliation Act (765 ILCS 721)

Rule	Illinois	Law
Deadline to return the deposit	To keep any part of the deposit for damage, the landlord must send an itemized statement within 30 days after move out; otherwise the full deposit is due within 45 days.	765 ILCS 710/1

Mistakes to avoid

- Entering a unit without the notice the lease or the law requires.
- Letting a written repair request sit without a reply or a plan.
- Leaving required disclosures out of the lease packet.
- Applying screening criteria differently from one applicant to the next.
- Raising rent or ending a tenancy soon after a complaint without a documented, unrelated reason.

Verify current law

Laws named in this summary:

- Illinois law (no statewide entry statute) and local ordinances
- Residential Tenants' Right to Repair Act (765 ILCS 742/5)
- Landlord Retaliation Act (765 ILCS 721)
- 765 ILCS 710/1
- Illinois Human Rights Act (775 ILCS 5)
- Residential Lead-Based Paint Hazard Reduction Act (42 U.S.C. 4852d)
- Radon Industry Licensing Act
- Security Deposit Return Act (765 ILCS 710)

Official sources:

- Illinois General Assembly: Illinois Compiled Statutes: <https://www.ilga.gov/Legislation/ILCS/Chapters>
- Illinois Courts: Eviction help: <https://www.illinoiscourts.gov/eviction>

General information, not legal advice. Check current law and talk to a Illinois attorney before you act. Last reviewed October 29, 2026.