

Illinois Rent Control Laws: Caps, Exemptions and Local Rules

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

Illinois bars local governments from controlling rent through the Rent Control Preemption Act. Chicago and Cook County regulate many other parts of the tenancy, but not how much rent can be charged.

Key points

- Local governments may not enact or enforce any ordinance that controls the amount of rent for private residential or commercial property.
- There is no statewide limit on rent increases.
- Generally, Illinois has no separate rent increase notice statute, so rent stays fixed during a lease unless the lease allows a change, and a month-to-month increase in practice needs at least 30 days of notice.

Illinois at a glance

Rule	Illinois	Law
Rent control status	Local governments may not enact or enforce any ordinance that controls the amount of rent for private residential or commercial property.	Rent Control Preemption Act (50 ILCS 825/5)
Statewide cap on increases	There is no statewide limit on rent increases.	Rent Control Preemption Act (50 ILCS 825)
Notice before a rent increase	Generally, Illinois has no separate rent increase notice statute, so rent stays fixed during a lease unless the lease allows a change, and a month-to-month increase in practice needs at least 30 days of notice.	Eviction Act (month-to-month notice)

Mistakes to avoid

- Assuming a unit is exempt without checking the exemption rules and any notice the exemption requires.
- Following state rules and missing a stricter city ordinance.
- Raising rent in the middle of a fixed term when the lease does not allow it.
- Giving less notice than the increase requires.

Verify current law

Laws named in this summary:

- Rent Control Preemption Act (50 ILCS 825/5)
- Rent Control Preemption Act (50 ILCS 825)
- Eviction Act (month-to-month notice)
- Chicago Residential Landlord and Tenant Ordinance and Cook County Residential Tenant Landlord Ordinance (local)

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.