

Illinois Rent Increase Notice Laws: How Much Notice to Give

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

Illinois has no statute that sets a separate notice period for rent increases. During a lease the lease controls, and a month-to-month increase in practice needs at least the 30 day notice used to end that tenancy.

Key points

- There is no statewide limit on rent increases.
- 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.
- 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
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)
Statewide cap on increases	There is no statewide limit on rent increases.	Rent Control Preemption Act (50 ILCS 825)
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)

Mistakes to avoid

- Raising rent during a fixed term without a clause that allows it.
- Sending the notice by text or email when the lease or the law calls for written delivery another way.
- Increasing rent right after a repair request or complaint.
- Not keeping proof of when the notice was delivered.

Verify current law

Laws named in this summary:

- Eviction Act (month-to-month notice)
- Rent Control Preemption Act (50 ILCS 825)
- Landlord Retaliation Act (765 ILCS 721)
- Rent Control Preemption Act (50 ILCS 825/5)

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.