



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

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File #: 21-1721, Version: 1

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### PROPOSED ORDINANCE AMENDMENT

#### AMENDMENT TO RESIDENTIAL TENANT AND LANDLORD ORDINANCE

##### Chapter 42 - HUMAN RELATIONS

##### Article IV. - Residential Tenant and Landlord Ordinance

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##### Sec. 42-801 - Title, Purpose & Scope

###### E. Notice of Ordinance.

1. The Department of Human Rights and Ethics will provide a copy of this Ordinance, Chapter 42-Article IV, on its website at least 60 calendar days prior to the effective date of this Ordinance.
2. The County Clerk shall publish a ~~copy~~ summary of this Ordinance, Chapter 42-Article IV, in a newspaper of general circulation within ~~30~~ 60 days of passage by the Cook County Board of Commissioners.

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##### Sec. 42-811 - Security Deposit

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###### M. If the landlord fails to comply, the tenant shall have a right to seek damages.

1. If the landlord fails to comply with section 42-811(A), 42-811(B), 42-811(C), the tenant shall be awarded damages in an amount equal to two times the security deposit and reasonable attorney's fees. This section does not preclude the landlord or tenant from recovering other damages to which they may be entitled under this Article.
2. If the landlord fails to comply with one or more of the ~~disclosure~~ administrative requirements as set forth in sections 42-811(D) through 42-811(L), the tenant may notify the landlord of the landlord's failure to comply with this section by written notice. Within two (2) business days after the receipt of the tenant's written notice, the landlord shall remedy and provide the ~~disclosures~~ administrative requirements as described in those sections. The written notices required by this section may be delivered electronically if the parties have previously communicated electronically. The written notice from the tenant to the landlord must include that there has been a breach of the rental agreement and that the landlord must remedy the breach within two (2) business days after the tenant delivered the written notice or face damages. If the landlord fails to remedy within two (2) business days, the tenant shall be awarded damages in an amount equal to two times the security deposit and reasonable attorney fees. This section does not preclude the landlord or tenant from recovering other damages to which they may be entitled under this Article.

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**Effective date:** This Ordinance shall be in effect June 1, 2021, with the exception of the Anti- Lockout Provision under Sec. 42-813 which will go into effect immediately upon adoption.