



ILLINOIS REALTORS®

LEGISLATIVE SCORECARD

2021 SESSION



4 CRITICAL ISSUES

Affordable Housing
COVID-19 Emergency Housing Assistance
Rent Control
Source of Income Mandate

PLUS

Top REALTOR® Issues Snapshot





Advocacy success in historic session of the Illinois General Assembly

The 2021 spring session of the 102nd General Assembly was like none other. With Speaker Chris Welch taking over as leader of the Illinois House, legislators filing a record number of bills and the entire legislative process conducted virtually, Illinois REALTORS®' grassroots advocacy efforts have never been more important. The stage was set for a challenging spring session.

NEW Speaker of Illinois House • First African American Speaker of the Illinois House • More than 7,000 bills introduced—a new record • Nearly 300 bills directly affecting real estate and private property rights • Virtual session

4 CRITICAL ISSUES

1. Affordable Housing

In 2020, Illinois REALTORS® leadership and staff sought to address Illinois' housing needs by constructing sound and impactful policy to incentivize and promote the investment and development of more affordable housing. The approach paid off with the unanimous approval and passing of the Affordable Housing Omnibus Package. (Public Act 102-0175)

- The new affordable housing package provides for a significant reduction in the assessed value for tax purposes of newly constructed or improved affordable rental housing.
- Creates a COVID-19 Affordable Housing Grant Program to provide gap financing for projects receiving federal Low Income Housing Tax Credits.
- Extend the Illinois Affordable Housing Tax Credit ("State Donations Tax Credit") through 2026.
- Provides greater accountability and flexibility in the Affordable Housing Planning and Appeals Act to promote the development of more affordable housing in communities that have not met the housing benchmarks in the Act.

The affordable housing package is a great start to addressing the state's housing shortage, specifically affordable rental housing supply. Illinois REALTORS® steered the bipartisan discussions and remained the most knowledgeable participant in addressing all the housing needs of Illinois. We are encouraged with the discussions, initiatives and relationships that have been developed through our housing advocacy and are proud to have played a critical role in the enactment of the Affordable Housing Omnibus Package.

2. COVID-19 Emergency Housing Assistance

In May of 2020, during one of the most difficult times in memory, Illinois REALTORS® Legal Staff and Legislative Team were at the negotiating table with legislative leaders, lawmakers and staff to find an immediate financial solution to ease the financial crisis created by the eviction moratorium for both landlords and tenants in Illinois.

The persistent advocacy efforts and negotiations from May 2020, through the January 2021 lame duck session and into the spring session resulted in the passage of **HB 2877 – COVID-19 Emergency Housing Assistance**. The bill includes a statutory enactment of the emergency housing assistance program established by Gov. Pritzker, and will continue to distribute millions of COVID relief dollars earmarked for immediate financial assistance to landlords whose tenants have not paid rent due to COVID-related hardships. **The bill passed with bipartisan support. (Public Act 102-0005).**

The negotiation and advocacy efforts of Illinois REALTORS® not only provided financial relief to property owners, but also prevented several components of the original bill from being included in the emergency housing assistance bill. The initial proposal would have included the following provisions:

- Extending the eviction moratorium until October 2022
- Permanently sealing eviction records
- Limiting a property owner's recovery of lost rent during the COVID emergency period

REALTOR® opposition to these components and constant communication with legislators shaped the final unanimously agreed upon language.



3. Rent Control

ONCE AGAIN Rent Control was a huge issue for the Illinois REALTORS® Legislative Team, as advocates sought to repeal the 1997 statewide ban. **ONCE AGAIN** Illinois REALTORS® implemented an “all hands-on deck” grassroots operation to defeat all forms of Rent Control introduced. **However, the threat of Rent Control is MORE SERIOUS THAN EVER!**

In previous years, a bill seeking to repeal the Rent Control Pre-emption Act never made it through a legislative subcommittee. But in 2021, a Rent Control bill (HB 116) passed the newly formed House Housing Committee (chaired by the chief sponsor of the main Rent Control bill), but the statehouse team remained determined in their opposition and message. HB 116 passed through the House Housing Committee in late March with a 13-9 vote, but ultimately was not called for a vote on the full House floor.

OUR KEY MESSAGES AND STRATEGIES:

- We adamantly advocate that enacting any form of Rent Control would **DECREASE** the supply and overall quality of affordable housing throughout the state.
- Currently, Illinois has a severe shortage in the affordable rental housing supply in many communities and the focus must be on initiatives that would foster the development of more housing and more importantly, more affordable housing.
- Utilize the close relationships our seasoned lobbying team has developed over the years to target key influencers: the House Speaker and Minority Leader, REALTOR® champions, the caucus of moderate Democrats, key allies in the Black and Latino Caucuses.
- Utilize GADs, SLCs, and key REALTOR® leaders at the local level to remind legislators of the potential negative impact Rent Control would have in their communities.
- **RESULT:** The bill was never called for a vote on the House Floor due to the clear lack of necessary votes for passage.

Yes, another victory in the Rent Control battle, but seeing how far Rent Control made it in the legislative process, **we cannot get comfortable!** We expect for Rent Control to continue to be a top opposition issue of the REALTORS®.

Top REALTOR® Issues Snapshot

Opposed Legislation

- Rent Control (HB 116, HB 116-HA2) - **STOPPED**
- Source of Income - Protected Class (HB 2775) - **STOPPED**
- Real Estate Discrimination (HB 93) - **STOPPED**
- Abandoned Property (HB 190) - **STOPPED**
- Waterworks/Sewage Code (HB 1796) - **STOPPED**
- Counties/Nuisance Trees- **STOPPED**
- Lead Service Lines Replacement (HB 3739/Sent to Governor) - **AMENDED/NEUTRAL**
- Condo Sales Board Approval (HB 237/SB 114) - **STOPPED**
- Human Rights/Prior Convictions in License Law (HB 3058) - **STOPPED**
- Housing Support/Income Levels (HB 648) - **STOPPED/AMENDED**
- Landlord/Tenant Rent Relief (HB 3510) - **STOPPED**
- Sealing of Eviction Court Records (SB 520) - **STOPPED**

Supported Legislation

- Affordable Housing Omnibus Package (Public Act 102-0175/HB 2621) - **PASSED**
- COVID-19 Emergency Housing Assistance (Public Act 102-0005/HB 2877) - **PASSED**
- Building Fees After Disaster (Public Act 102-0024/HB 1932) - **PASSED**
- Electronic Will-Remote Witness (Public Act 102-0167/SB 730) - **PASSED**
- Uniform Electronic Transaction (Public Act 102-0038/SB 2176) - **PASSED**
- Home Equity Assurance Act (Public Act 102-0311/SB 1138) - **PASSED**
- Rental Housing Support Act (Public Act 102-0270/HB 648) - **PASSED**

Visit www.IllinoisRealtors.org/CapitolReport

for details on these and more bills of interest to REALTORS® (member login required)



REALTORS® SUPPORT Affordable Housing Measures

In addition to the Affordable Housing Omnibus Package, Illinois REALTORS® supported other affordable housing efforts. This year we successfully helped pass two bills that extend the opportunity of sustainable affordable housing and lessen the financial burden on Illinois residents.

1. **Public Act 102-0270** provides that once a tenant has received assistance under the Rental Housing Support Program, the tenant shall remain eligible for assistance under the program until the tenant reaches an income level of 35 percent of area median family income and then will begin transitioning out of the program.

2. **Public Act 102-0024** allows for municipalities, counties or townships to waive fees or costs associated with permit, inspection or certification of occupancy required by law for construction, reconstruction, alteration, repair, movement to another site, removal, or demolition of a manufactured home, building, dwelling, or structure damaged as a result of a disaster, emergency or weather event.

E-notarization

The COVID-19 pandemic emphasized the need for a statutory framework for electronic notarization, resulting in the passage of two bills that will enhance the "E-notarization" process. **Public Act 102-0167** unanimously passed both chambers to allow for notarial acts to be performed through means of two-way, audio-video communication technology. **Public Act 102-0038** provides that if any law requires a signature, an electronic signature satisfies the law.

4. Source of Income Mandate

Illinois REALTORS® believes the Housing Choice Voucher Program can be a tremendous resource for landlords and renters, but the program is not necessarily a good fit in every housing situation and is not a model that works for some landlords. This program was never intended to be a mandatory program. It requires landlords to be open to government inspections at any time, requires the landlord to sign a HUD-approved lease, and once enrolled, landlords are bound to HUD guidelines on rent increases and more. For these reasons, we have consistently opposed legislation making it a human rights violation for a landlord to turn away housing voucher holders because they do not want to participate in the program.

As in the past, the Illinois REALTORS® opposed a bill this year that was introduced in the House (HB 2775). It narrowly passed the House in April by a 62-48-2 vote. Through our strong relationships with legislative leaders, our grassroots advocacy, our reputation as a trusted resource on housing issues, and the goodwill generated by working so hard in putting together the successful housing omnibus legislation, the bill was never called for a vote in the Senate.



VOTE, ACT, INVEST!

Our grassroots REALTOR® advocacy and relationship-building focus make all the difference to help educate lawmakers on the impact of their decisions on the economy, homeowners and private property rights.

Illinois REALTORS® continues to need help from our 50,000 REALTOR® members in the upcoming legislative sessions and the 2022 elections. Thank you for your continued vigilance and support.

1 VOTE

- **June 28, 2022**
Primary Election
- **Nov. 8, 2022**
General Election

2 ACT

- Come to Illinois REALTORS® Capitol Conference
April 26, 2022
- Sign up for REALTOR® Party Mobile Alerts by texting the word **REALTORS to 30644**

3 INVEST

Just \$20 makes a difference!

Invest in your business by investing in the REALTORS® Political Action Committee. "If you're not at the table, you're on the menu."

www.RPACnow.com

The REALTORS® Political Action Committee (RPAC) solicits contributions from Illinois REALTORS® members only.

