



Village of Carol Stream

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Informational Handout Residential Tenants' Right to Repair Act

This informational handout has been prepared to make residential renters (tenants) aware that they have specific rights regarding certain types of repairs to rental units under the *Illinois Residential Tenants' Right to Repair Act* (attached) that went into effect in 2005.

If a renter has made repeated requests for repairs to be made in the manner agreed to between the renter and the landlord, and if the landlord has refused or failed to make the repairs, the renter ***may be able*** to hire a licensed tradesman or contractor to make the repair, and then deduct the cost of the repair from the rent payment. **It is important to note** that only certain types of repairs are covered by the Act, and the Act sets forth specific requirements, procedures and limitations that renters must follow. Among the many provisions of the Act, it is important to note that the Act:

- Only applies to types of repairs covered by the lease, law, administrative order, or local ordinance;
- Does not apply to damages caused by the renter, renter's guests or family members;
- Does not apply to condominiums;
- Establishes limitations on the dollar amount that can be deducted from the rent, based on the amount of the monthly rent; and
- Requires the renter to notify the landlord in writing, through registered or certified mail that he or she is planning to have the repair made at the landlord's expense.

Please note that low income persons and persons over 60 years of age may qualify for free legal assistance from Prairie State Legal Services located in Wheaton. Prairie State Legal can be contacted at 630-690-2130. Renters may also wish to review Prairie State Legal's *Renter's Handbook*, which can be accessed at their website (<http://www.pslegal.org/>) by clicking on the *Publications* button on the right side of the page.

Please note that the Village of Carol Stream does not offer legal advice.

