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CONTACT:

Mayor's Press Office
312.744.3334
press@cityofchicago.org

CITY COUNCIL APPROVES ORDINANCE EXTENDING NOTICE PERIOD FOR NON-RENEWAL OF LEASES AND RENT INCREASES TO PROVIDE MORE STABILITY FOR TENANTS

Fair Notice will provide tenants up to 120 days to secure new housing when their lease is not renewed, one of the longest notice periods in the country

CHICAGO – The City Council today approved a new measure that will provide more stability and predictability for Chicago renters by extending the notice period required for the non-renewal of leases and for notice of increased rent from 30 days to up to 120 days based on the length of the tenancy. First introduced at City Council in May, the revised Fair Notice Ordinance will establish Chicago as having one of the longest notice periods in the country, requiring landlords with tenants of more than three years to give 120 days' notice before non-renewing or terminating a lease.

"Displacing residents and raising rents without a fair amount of notice is unacceptable. For a majority of Chicagoans who rent, especially our seniors, families, and those who are struggling, 30 days is not enough time to find and secure safe, affordable housing," said Mayor Lightfoot. "By extending the notice period from 30 days to up to 120 days, Fair Notice will ensure that Chicagoans will have the housing stability they need during this unprecedented health crisis and move us closer to a more holistic and inclusive housing policy."

As part of the Mayor's ongoing commitment to strengthening tenants' rights and protections, the new ordinance will provide tenants of six months to three years with 60 days to secure new housing when their landlord intends to increase rent, does not renew or terminates yearlong or month-to-month leases, up from 30 days required previously. For renters who have been in their current unit for more than three years, landlords will be required to provide 120 days of notice. This latest measure represents one more step forward to fulfill the City's fundamental obligation to ensure that every resident in Chicago has access to a safe, affordable home.



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“Stable housing is fundamental to a decent quality of life, and housing instability has been shown to be at the root of the cycle of poverty,” said DOH Commissioner Marisa Novara. “The Mayor is committed to ending that cycle in Chicago. This legislation is the next step toward that commitment.”

“Thirty days is simply not long enough for the majority of Chicagoans who rent—including seniors, families, and people struggling to get by—to find a new and suitable apartment and to move without disruption or trauma,” Ald. Harry Osterman (48th Ward), Chairman of the City Council Housing and Real Estate Committee. “By extending the notice period up to 120 days for long term tenants, we are providing more stability and predictability for Chicago renters.”

“With this revised ordinance, Chicago is further positioning itself as a national leader for tenant protections and stability,” said Ald. Walter Burnett (27th Ward), Vice-Chair of the City Council Housing and Real Estate Committee. “I applaud the Mayor for these latest measures to ensure tenants have the stability and protection they need to keep a roof over their heads, especially during unprecedented times like today.”

The City’s proposed Fair Notice ordinance represents the latest effort by Mayor Lightfoot and DOH to provide Chicago’s residents, especially low-income families and residents financially impacted by the public health crisis, the stability and protection they deserve.

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