

34-O-94

AN ORDINANCE

Amending Section 5-3-3-1 of the  
Landlord and Tenant Regulations  
to Require the Names and Birth Dates of all  
Occupants to Appear on the Lease

NOW THEREFORE, be it ordained by the City Council of  
the City of Evanston, Cook County, Illinois:

SECTION 1: That section 5-3-3-1 of Title 5, Chapter 3  
of the Evanston City of 1979, the "Landlord and Tenant  
Regulations", as amended, be and it hereby is, further amended by  
adding a new subsection (B), and by re-lettering existing  
subsections (B), (C), and (D) appropriately, to read as follows:

5-3-3-1: TERMS AND CONDITIONS OF RENTAL AGREEMENT:

- (A) The landlord and tenant may include in a rental agreement terms and conditions not prohibited by this Chapter and other rules of law including rent, term of the agreement and other provisions governing the rights and obligations of the parties.
- (B) All rental agreements for leases of dwelling units subject to this Chapter which are newly executed and/or renewed on or after August 1, 1994 shall contain the full names and birth dates of all occupants of the dwelling unit leased or to be leased under the rental agreement. The individual occupancy of the dwelling unit may not be changed without an amendment to the existing rental agreement reflecting the change in occupancy and shall in no case exceed the maximum occupancy permitted elsewhere in the City Code for that size unit.
- (C) In the absence of agreement, the tenant shall pay as rent the fair rental value of the use and occupancy of the dwelling unit.
- (D) Rent is to be payable without demand or notice at the time and place agreed upon by the parties. Unless otherwise agreed, rent is payable at the dwelling unit at the

beginning of any term of one month or less and otherwise in equal monthly installments at the beginning of each month. Unless otherwise agreed, rent shall be uniformly apportionable from day to day.

(E) Unless the rental agreement fixes a definite term, the tenancy shall be week-to-week in the case of a tenant who pays weekly rent, and in all other cases month-to-month.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Introduced: June 27, 1994

Adopted: July 11, 1994

Approved: July 12, 1994

Lorraine H. Norton  
Mayor

ATTEST:

Kristen J. Davis  
City Clerk

Approved as to form:

[Signature]  
Corporation Counsel