

NOTICE OF POSSIBLE FLOOD RISK IN RENTAL OR LEASE CONTRACTS

(Landlord) [] is or [] does not have knowledge that the rental unit is situated within a FEMA-designated Special Flood Hazard Area (commonly referred to as the “100-year floodplain”). The property has experienced flooding [] times over the past 10 years. It’s important to note that, even if the property is not within a designated Special Flood Hazard Area, it may still be prone to flooding. The Federal Emergency Management Agency (FEMA) offers a free, searchable flood map by address on its website to help determine whether a specific property lies in a flood-prone area.

(Landlord) [] is or [] does not have knowledge that the rental property you are leasing has experienced flooding at least once within the past 10 years. The property has flooded a total of [] times during that period. Even if the unit has not flooded in the last decade, it may still be at risk of flooding.

Most renters’ insurance policies do not include protection for losses or damage caused by flooding. You should review your current insurance coverage to determine whether flood-related damages are included. If not, you may be eligible to purchase flood insurance for your personal belongings through FEMA’s National Flood Insurance Program. Additional details about flood risks are available at the following websites: dnr.illinois.gov (Illinois Department of Natural Resources), fema.gov (Federal Emergency Management Agency), and ready.gov/flood (U.S. public emergency preparedness site).

Landlords are obligated to provide this disclosure in accordance with Section 25 of the Landlord and Tenant Act. Failure to comply with this requirement may entitle tenants to specific legal remedies outlined in that section.

Landlord _____ Date _____

Tenant _____ Date _____

Landlord _____ Date _____

Tenant _____ Date _____

Property Address: _____

(This notice should be included as an addendum to the lease agreement.)

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