

HB3434



100TH GENERAL ASSEMBLY

State of Illinois

2017 and 2018

HB3434

by Rep. Keith R. Wheeler

SYNOPSIS AS INTRODUCED:

765 ILCS 77/20

Amends the Residential Real Property Disclosure Act. Provides that notwithstanding any other provision of a Section requiring a seller to deliver the disclosure statement to the buyer, upon signing and dating the disclosure report, the prospective buyer accepts and acknowledges that the prospective buyer has received the residential real property disclosure report form in its entirety, including the disclosure report and a copy of the Act.

LRB100 10995 HEP 21234 b

A BILL FOR

1 AN ACT concerning civil law.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 5. The Residential Real Property Disclosure Act is
5 amended by changing Section 20 as follows:

6 (765 ILCS 77/20)

7 Sec. 20. A seller of residential real property shall
8 complete all applicable items in the disclosure document
9 described in Section 35 of this Act. The seller shall deliver
10 to the prospective buyer the written disclosure statement
11 required by this Act before the signing of a written agreement
12 by the seller and prospective buyer that would, subject to the
13 satisfaction of any negotiated contingencies, require the
14 prospective buyer to accept a transfer of the residential real
15 property. Notwithstanding any other provision of this Section,
16 upon signing and dating the disclosure report required under
17 Section 35 of this Act, the prospective buyer accepts and
18 acknowledges that the prospective buyer has received the
19 residential real property disclosure report form in its
20 entirety, including the disclosure report provided under
21 Section 35 and a copy of this Act as required by Section 65.

22 (Source: P.A. 88-111.)