



## 100TH GENERAL ASSEMBLY

### State of Illinois

2017 and 2018

HB4910

by Rep. André Thapedi

#### SYNOPSIS AS INTRODUCED:

765 ILCS 160/1-95 new  
765 ILCS 605/18.11 new

Amends the Common Interest Community Association Act. Limits the concurrent exercise by units of local government of powers and functions exercised by the State with respect to amendments to the community instruments and accounting practices. Amends the Condominium Property Act. Limits the concurrent exercise by units of local government of powers and functions exercised by the State with respect to an association's: budgeting practices; sale of property; notice requirements; contracts with board members; voting procedures; property improvement procedures; accounting practices; collection and sharing of records; amendment to the condominium instruments; and subdivision or combination of units. Effective immediately.

LRB100 17854 HEP 33037 b

HOME RULE NOTE  
ACT MAY APPLY

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 Common Interest Community Association Act is  
5 amended by adding Section 1-95 as follows:

6 (765 ILCS 160/1-95 new)

7 Sec. 1-95. Limitation on units of local government. A unit  
8 of local government, including a home rule unit, may not  
9 regulate the actions or procedures of a common interest  
10 community association in a manner inconsistent with the changes  
11 made to Sections 1-20 and 1-45 of this Act by Public Act  
12 100-292. This Section is a limitation under subsection (i) of  
13 Section 6 of Article VII of the Illinois Constitution on the  
14 concurrent exercise by home rule units of powers and functions  
15 exercised by the State.

16 Section 10. The Condominium Property Act is amended by  
17 adding Section 18.11 as follows:

18 (765 ILCS 605/18.11 new)

19 Sec. 18.11. Limitation on units of local government. A unit  
20 of local government, including a home rule unit, may not  
21 regulate the actions or procedures of an association in a

1 manner inconsistent with the changes made to Sections 9, 15,  
2 18, 18.4, 18.10, 19, 27, and 31 of this Act by Public Act  
3 100-292. This Section is a limitation under subsection (i) of  
4 Section 6 of Article VII of the Illinois Constitution on the  
5 concurrent exercise by home rule units of powers and functions  
6 exercised by the State.

7 Section 99. Effective date. This Act takes effect upon  
8 becoming law.