



Rep. Kenneth Dunkin

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09600HB6475ham002

LRB096 21780 AJ0 39653 a

1 AMENDMENT TO HOUSE BILL 6475

2 AMENDMENT NO. \_\_\_\_\_. Amend House Bill 6475 by replacing  
3 everything after the enacting clause with the following:

4 "Section 5. The Condominium Property Act is amended by  
5 adding Section 33 as follows:

6 (765 ILCS 605/33 new)

7 Sec. 33. Action against a developer.

8 (a) Actions based upon tort against a developer for an act  
9 or omission in the construction, design, planning,  
10 supervision, observation or management of the construction of a  
11 condominium, condominium unit, or the common elements of a  
12 condominium shall be commenced against a developer within 4  
13 years from the time that the unit owner or condominium  
14 association bringing an action knew or should reasonably have  
15 known of such act or omission.

16 (b) If a unit owner otherwise entitled to bring an action

1 could not have brought such action within the limitation  
2 periods herein solely because the unit owner was under a legal  
3 disability, then the limitation period herein shall not begin  
4 to run until the disability is removed.

5 (c) The limitation of this Section shall not apply to  
6 causes of action arising out of fraudulent misrepresentations  
7 or to fraudulent concealment of causes of action.

8 (d) This Section applies to actions commenced or pending on  
9 or after the effective date of this amendatory Act of the 96th  
10 General Assembly."