



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB5079

Introduced 2/10/2026, by Rep. Kimberly Du Buclet

SYNOPSIS AS INTRODUCED:

20 ILCS 1205/6
765 ILCS 160/1-95 new
765 ILCS 605/37 new

Amends the Common Interest Community Association Act and the Condominium Property Act. Authorizes the Department of Financial and Professional Regulation to investigate, make findings, or make recommendations for enforcement on behalf of unit owners of common interest community and condominium associations whose rights have been violated by the owners' governing board under Illinois law or under the board's governing documents. Amends the Financial Institutions Act. Authorizes the Department to administer and enforce these provisions on behalf of unit owners and adopt rules to implement the Act. Effective July 1, 2027.

LRB104 18589 JRC 32032 b

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 Financial Institutions Act is amended by
5 changing Section 6 as follows:

6 (20 ILCS 1205/6)

7 Sec. 6. General powers and duties. In addition to the
8 powers and duties provided by law and imposed elsewhere in
9 this Act, the Division has the following powers and duties:

10 (1) To administer and enforce the Consumer Installment
11 Loan Act and its implementing rules.

12 (2) To administer and enforce the Currency Exchange
13 Act and its implementing rules.

14 (3) To administer and enforce the Debt Management
15 Service Act and its implementing rules.

16 (4) To administer and enforce the Debt Settlement
17 Consumer Protection Act and its implementing rules.

18 (5) To administer and enforce the Illinois Development
19 Credit Corporation Act and its implementing rules.

20 (6) To administer and enforce the Payday Loan Reform
21 Act and its implementing rules.

22 (7) To administer and enforce the Safety Deposit
23 License Act and its implementing rules.

1 (8) To administer and enforce the Sales Finance Agency
2 Act and its implementing rules.

3 (9) To administer and enforce the Title Insurance Act
4 and its implementing rules.

5 (10) To administer and enforce the Transmitters of
6 Money Act and its implementing rules.

7 (11) To administer and enforce the Predatory Loan
8 Prevention Act and its implementing rules.

9 (12) To administer and enforce the Motor Vehicle
10 Retail Installment Sales Act and its implementing rules.

11 (13) To administer and enforce the Retail Installment
12 Sales Act and its implementing rules.

13 (14) To administer and enforce the Illinois Credit
14 Union Act and its implementing rules.

15 (15) To administer and enforce the Collection Agency
16 Act and its implementing rules.

17 (16) To administer and enforce the Consumer Legal
18 Funding Act and its implementing rules.

19 (17) To administer and enforce this Act and any other
20 Act administered by the Director or Division.

21 (18) To authorize and administer examinations to
22 ascertain the qualifications of applicants and licensees
23 for which the examination is held.

24 (19) To conduct hearings in proceedings to revoke,
25 suspend, refuse to renew, or take other disciplinary
26 action regarding licenses, charters, certifications,

1 registrations, or authorities of persons as authorized in
2 any Act administered by the Division.

3 (20) To administer and enforce the Common Interest
4 Community Association Act and the Condominium Property Act
5 on behalf of unit owners.

6 Whenever the Division is authorized or required by law to
7 consider some aspect of criminal history record information
8 for the purpose of carrying out its statutory powers and
9 responsibilities, then, upon request and payment of fees in
10 conformance with the requirements of Section 2605-400 of the
11 Illinois State Police Law, the Illinois State Police is
12 authorized to furnish, pursuant to positive identification,
13 the information contained in State files that is necessary to
14 fulfill the request.

15 (Source: P.A. 102-538, eff. 8-20-21; 102-813, eff. 5-13-22;
16 102-975, eff. 1-1-23; 103-154, eff. 6-30-23; 103-1014, eff.
17 8-9-24.)

18 Section 10. The Common Interest Community Association Act
19 is amended by adding Section 1-95 as follows:

20 (765 ILCS 160/1-95 new)

21 Sec. 1-95. State oversight authority. The Department of
22 Financial and Professional Regulation is authorized to
23 investigate, make findings, or make recommendations for
24 enforcement on behalf of unit owners of common interest

1 community associations whose rights have been violated by the
2 owners' governing board under Illinois law or under the
3 board's governing documents. The Department of Financial and
4 Professional Regulation may adopt rules to implement this
5 Section.

6 Section 15. The Condominium Property Act is amended by
7 adding Section 37 as follows:

8 (765 ILCS 605/37 new)

9 Sec. 37. State oversight authority. The Department of
10 Financial and Professional Regulation is authorized to
11 investigate, make findings, or make recommendations for
12 enforcement on behalf of unit owners of condominiums whose
13 rights have been violated by the owners' governing board under
14 Illinois law or under the board's governing documents. The
15 Department of Financial and Professional Regulation may adopt
16 rules to implement this Section.

17 Section 99. Effective date. This Act takes effect July 1,
18 2027.