



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB5618

Introduced 2/13/2026, by Rep. Margaret A. DeLaRosa

SYNOPSIS AS INTRODUCED:

765 ILCS 160/1-95 new

765 ILCS 605/37 new

Amends the Common Interest Community Association Act. Authorizes the Attorney General to investigate, make findings, or litigate on behalf of unit owners of common interest community associations whose rights have been violated by the owners' governing board under Illinois law or under the board's governing documents. Amends the Condominium Property Act to make the same changes on behalf of unit owners of condominiums. Authorizes the Attorney General to adopt rules to implement the Act.

LRB104 16471 JRC 29866 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 Common Interest Community Association Act
5 is amended by adding Section 1-95 as follows:

6 (765 ILCS 160/1-95 new)

7 Sec. 1-95. Attorney General authority. The Attorney
8 General is authorized to investigate, make findings, or
9 litigate on behalf of unit owners of common interest community
10 associations whose rights have been violated by the owners'
11 governing board under Illinois law or under the board's
12 governing documents. The Attorney General may adopt rules to
13 implement this Section.

14 Section 10. The Condominium Property Act is amended by
15 adding Section 37 as follows:

16 (765 ILCS 605/37 new)

17 Sec. 37. Attorney General authority. The Attorney General
18 is authorized to investigate, make findings, or litigate on
19 behalf of unit owners of condominiums whose rights have been
20 violated by the owners' governing board under Illinois law or
21 under the board's governing documents. The Attorney General

1 may adopt rules to implement this Section.