

SB1820



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

SB1820

Introduced 2/5/2025, by Sen. Laura M. Murphy

SYNOPSIS AS INTRODUCED:

765 ILCS 605/32

Amends the Condominium Property Act. Requires the Condominium and Common Interest Community Ombudsperson to act as the mediator or arbitrator for any mediation or arbitration done under the Act.

LRB104 10800 JRC 20881 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 Condominium Property Act is amended by
5 changing Section 32 as follows:

6 (765 ILCS 605/32)

7 Sec. 32. Alternate dispute resolution; mediation;
8 arbitration.

9 (a) The declaration or bylaws of a condominium association
10 may require mediation or arbitration of disputes in which the
11 matter in controversy has either no specific monetary value or
12 a value of \$10,000 or less, other than the levying and
13 collection of assessments, or that arises out of violations of
14 the declaration, bylaws, or rules and regulations of the
15 condominium association. A dispute not required to be mediated
16 or arbitrated by an association pursuant to its powers under
17 this Section, that is submitted to mediation or arbitration by
18 the agreement of the disputants, is also subject to this
19 Section.

20 (b) The Illinois Uniform Arbitration Act shall govern all
21 arbitrations proceeding under this Section.

22 (b-5) The Uniform Mediation Act shall govern all
23 mediations proceeding under this Section.

1 (c) The association may require the disputants to bear the
2 costs of mediation or arbitration.

3 (d) The Condominium and Common Interest Community
4 Ombudsperson must act as the mediator or arbitrator for any
5 mediation or arbitration done under this Section.

6 (Source: P.A. 93-399, eff. 1-1-04.)