



## 104TH GENERAL ASSEMBLY

### State of Illinois

2025 and 2026

SB3634

Introduced 2/5/2026, by Sen. Ram Villivalam

#### SYNOPSIS AS INTRODUCED:

See Index

Amends the State Finance Act. In provisions concerning vouchers, provides that the signature requirement for construction contracts procured by the Department of Transportation shall apply to contracts, contract renewals, and orders against a master contract in the amount of \$750,000 or more in a fiscal year and to any contract amendment or change to an existing contract that increases the value of the contract to or by \$750,000 or more in a fiscal year. Amends the Public Contract Fraud Act. In provisions concerning spending money without obtaining title to land, provides that the Department of Transportation may proceed with bidding or awarding a contract or any construction activities once it has complied with specified federal requirements. Amends the Real Estate Appraiser Licensing Act of 2002. Makes changes in provisions concerning: waiver valuations; endorsement; grounds for disciplinary action; citations; discrimination; investigation, notice, and hearing; and meetings of the Real Estate Appraisal Administration and Disciplinary Board. Amends the Illinois Highway Code. In provisions allowing the Department of Transportation to acquire an interest in land, rights, or other property for specified road construction purposes, specifies that the property may be public or private property. Makes other changes. Effective immediately.

LRB104 19988 AAS 33439 b

1 AN ACT concerning regulation.

2 **Be it enacted by the People of the State of Illinois,**  
3 **represented in the General Assembly:**

4 Section 5. The State Finance Act is amended by changing  
5 Section 9.02 as follows:

6 (30 ILCS 105/9.02) (from Ch. 127, par. 145c)

7 Sec. 9.02. Vouchers; signature; delegation; electronic  
8 submission.

9 (a) (1) Other than construction contracts procured by the  
10 Department of Transportation under paragraph (1.5), any ~~Any~~  
11 new contract or contract renewal in the amount of \$250,000 or  
12 more in a fiscal year, or any order against a master contract  
13 in the amount of \$250,000 or more in a fiscal year, or any  
14 contract amendment or change to an existing contract that  
15 increases the value of the contract to or by \$250,000 or more  
16 in a fiscal year, shall be signed or approved in writing by the  
17 chief executive officer of the agency or his or her designee,  
18 and shall also be signed or approved in writing by the agency's  
19 chief legal counsel or his or her designee and chief fiscal  
20 officer or his or her designee. If the agency does not have a  
21 chief legal counsel or a chief fiscal officer, the chief  
22 executive officer of the agency shall designate in writing a  
23 senior executive as the individual responsible for signature

1 or approval.

2 (1.5) For construction contracts procured by the  
3 Department of Transportation on or after the effective date of  
4 this amendatory Act of the 104th General Assembly, the  
5 signature requirement under paragraph (1) shall apply to  
6 contracts, contract renewals, and orders against a master  
7 contract in the amount of \$750,000 or more in a fiscal year and  
8 to any contract amendment or change to an existing contract  
9 that increases the value of the contract to or by \$750,000 or  
10 more in a fiscal year.

11 (2) No document identified in paragraph (1) may be filed  
12 with the Comptroller, nor may any authorization for payment  
13 pursuant to such documents be filed with the Comptroller, if  
14 the required signatures or approvals are lacking.

15 (3) Any person who, with knowledge the signatures or  
16 approvals required in paragraph (1) are lacking, either files  
17 or directs another to file documents or payment authorizations  
18 in violation of paragraph (2) shall be subject to discipline  
19 up to and including discharge.

20 (4) Procurements shall not be artificially divided so as  
21 to avoid the necessity of complying with paragraph (1).

22 (5) Each State agency shall develop and implement  
23 procedures to ensure the necessary signatures or approvals are  
24 obtained. Each State agency may establish, maintain and follow  
25 procedures that are more restrictive than those required  
26 herein.

1           (6) This subsection (a) applies to all State agencies as  
2 defined in Section 1-7 of the Illinois State Auditing Act,  
3 which includes without limitation the General Assembly and its  
4 agencies. For purposes of this subsection (a), in the case of  
5 the General Assembly, the "chief executive officer of the  
6 agency" means (i) the Senate Operations Commission for Senate  
7 general operations as provided in Section 4 of the General  
8 Assembly Operations Act, (ii) the Speaker of the House of  
9 Representatives for House general operations as provided in  
10 Section 5 of the General Assembly Operations Act, (iii) the  
11 Speaker of the House for majority leadership staff and  
12 operations, (iv) the Minority Leader of the House for minority  
13 leadership staff and operations, (v) the President of the  
14 Senate for majority leadership staff and operations, (vi) the  
15 Minority Leader of the Senate for minority staff and  
16 operations, and (vii) the Joint Committee on Legislative  
17 Support Services for the legislative support services agencies  
18 as provided in the Legislative Commission Reorganization Act  
19 of 1984. For purposes of this subsection (a), in the case of  
20 agencies, the "chief executive officer of the agency" means  
21 the head of the agency.

22           (b) (1) Every voucher or corresponding balancing report, as  
23 submitted by the agency or office in which it originates,  
24 shall bear (i) the signature of the officer responsible for  
25 approving and certifying vouchers under this Act and (ii) if  
26 authority to sign the responsible officer's name has been

1 properly delegated, also the signature of the person actually  
2 signing the voucher.

3 (2) When an officer delegates authority to approve and  
4 certify vouchers, he shall send a copy of such authorization  
5 containing the signature of the person to whom delegation is  
6 made to each office that checks or approves such vouchers and  
7 to the State Comptroller. Such delegation may be general or  
8 limited. If the delegation is limited, the authorization shall  
9 designate the particular types of vouchers that the person is  
10 authorized to approve and certify.

11 (3) When any delegation of authority hereunder is revoked,  
12 a copy of the revocation of authority shall be sent to the  
13 Comptroller and to each office to which a copy of the  
14 authorization was sent.

15 The Comptroller may require State agencies to maintain  
16 signature documents and records of delegations of voucher  
17 signature authority and revocations of those delegations,  
18 instead of transmitting those documents to the Comptroller.  
19 The Comptroller may inspect such documents and records at any  
20 time.

21 (c) The Comptroller may authorize the submission of  
22 vouchers through electronic transmissions, on magnetic tape,  
23 or otherwise.

24 (Source: P.A. 101-34, eff. 6-28-19; 101-359, eff. 8-9-19;  
25 102-558, eff. 8-20-21.)

1           Section 10. The Public Contract Fraud Act is amended by  
2 changing Section 2 as follows:

3           (30 ILCS 545/2) (from Ch. 127, par. 132.52)

4           Sec. 2. Spending money without obtaining title to land;  
5 approval of title by Attorney General.

6           (a) Except as otherwise provided in Section 2 of the  
7 Superconducting Super Collider Act or for projects constructed  
8 under the Bikeway Act, any person or persons, commissioner or  
9 commissioners, or other officer or officers, entrusted with  
10 the construction or repair of any public work or improvement,  
11 as set forth in Section 1, who shall expend or cause to be  
12 expended upon such public work or improvement, the whole or  
13 any part of the moneys appropriated therefor, or who shall  
14 commence work, or in any way authorize work to be commenced,  
15 thereon, without first having obtained a title, by purchase,  
16 donation, condemnation or otherwise, to all lands needed for  
17 such public work or improvement, running to the People of the  
18 State of Illinois; such title to be approved by the Attorney  
19 General, and his approval certified by the Secretary of State  
20 and placed on record in his office, shall be deemed guilty of a  
21 Class A misdemeanor.

22           (b) Approval of title by the Attorney General for all  
23 lands needed for a public work or improvement shall not be  
24 required as established under subsection (a) of this Section  
25 and the State Comptroller may draw warrant in payment of

1 consideration for all such lands without requiring approval of  
2 title by the Attorney General if consideration to be paid does  
3 not exceed \$25,000 and the title acquired for such lands is  
4 for:

5 (1) a fee simple title or easement acquired by the  
6 State for highway right-of-way; or

7 (2) an acquisition of rights or easements of access,  
8 crossing, light, air or view to, from or over a freeway  
9 vested in abutting property; or

10 (3) a fee simple title or easement used to place  
11 utility lines and connect a permanent public work or  
12 improvement owned by the State to main utility lines; or

13 (4) for the purpose of flood relief or other water  
14 resource projects.

15 (c) This Section does not apply to any otherwise lawful  
16 expenditures for the construction, completion, remodeling,  
17 maintenance and equipment of buildings and other facilities  
18 made in connection with and upon premises owned by the  
19 Illinois Building Authority, nor shall this Section apply to  
20 improvements to real estate leased by any State agency as  
21 defined in the Illinois State Auditing Act, provided the  
22 leasehold improvements were contracted for by an agency with  
23 leasing authority and in compliance with the rules and  
24 regulations promulgated by such agency for that purpose.

25 (d) Notwithstanding subsection (a), the Department of  
26 Transportation may proceed with bidding or awarding a contract

1 or any construction activities once it has complied with the  
2 requirements for conditional certification under 23 CFR  
3 635.309(c)(3). The Department of Transportation shall comply  
4 with the requirements under subsection (a) before expending  
5 funds on construction activities or property acquisition  
6 related to parcels that were outstanding at the time of  
7 conditional certification under this subsection (d). No  
8 construction activities shall be undertaken on any property  
9 until the requirements under subsection (a) have been met for  
10 that property. No delay costs shall be assessed against the  
11 State until the Department of Transportation has complied with  
12 subsection (a).

13 (Source: P.A. 103-865, eff. 1-1-25.)

14 Section 15. The Real Estate Appraiser Licensing Act of  
15 2002 is amended by changing Sections 1-10, 5-5, 5-30, 15-10,  
16 15-10.1, 15-11, 15-15, and 25-10 as follows:

17 (225 ILCS 458/1-10)

18 (Section scheduled to be repealed on January 1, 2027)

19 Sec. 1-10. Definitions. As used in this Act, unless the  
20 context otherwise requires:

21 "Accredited college or university, junior college, or  
22 community college" means a college or university, junior  
23 college, or community college that is approved or accredited  
24 by the Board of Higher Education, a regional or national

1 accreditation association, or by an accrediting agency that is  
2 recognized by the U.S. Secretary of Education.

3 "Address of record" means the designated street address,  
4 which may not be a post office box, recorded by the Department  
5 in the applicant's or licensee's application file or license  
6 file as maintained by the Department.

7 "Applicant" means a person who applies to the Department  
8 for a license under this Act.

9 "Appraisal" means (noun) the act or process of developing  
10 an opinion of value; an opinion of value (adjective) of or  
11 pertaining to appraising and related functions, such as  
12 appraisal practice or appraisal services.

13 "Appraisal assignment" means a valuation service provided  
14 pursuant to an agreement between an appraiser and a client.

15 "Appraisal firm" means an appraisal entity that is 100%  
16 owned and controlled by a person or persons licensed in  
17 Illinois as a certified general real estate appraiser or a  
18 certified residential real estate appraiser. "Appraisal firm"  
19 does not include an appraisal management company.

20 "Appraisal management company" means any corporation,  
21 limited liability company, partnership, sole proprietorship,  
22 subsidiary, unit, or other business entity that directly or  
23 indirectly: (1) provides appraisal management services to  
24 creditors or secondary mortgage market participants, including  
25 affiliates; (2) provides appraisal management services in  
26 connection with valuing the consumer's principal dwelling as

1 security for a consumer credit transaction (including consumer  
2 credit transactions incorporated into securitizations); and  
3 (3) any appraisal management company that, within a given  
4 12-month period, oversees an appraiser panel of 16 or more  
5 State-certified appraisers in Illinois or 25 or more  
6 State-certified or State-licensed appraisers in 2 or more  
7 jurisdictions. "Appraisal management company" includes a  
8 hybrid entity.

9 "Appraisal practice" means valuation services performed by  
10 an individual acting as an appraiser, including, but not  
11 limited to, appraisal or appraisal review.

12 "Appraisal qualification board (AQB)" means the  
13 independent board of the Appraisal Foundation, which, under  
14 the provisions of Title XI of the Financial Institutions  
15 Reform, Recovery, and Enforcement Act of 1989, establishes the  
16 minimum education, experience, and examination requirements  
17 for real property appraisers to obtain a state certification  
18 or license.

19 "Appraisal report" means any communication, written or  
20 oral, of an appraisal or appraisal review that is transmitted  
21 to a client upon completion of an assignment.

22 "Appraisal review" means the act or process of developing  
23 and communicating an opinion about the quality of another  
24 appraiser's work that was performed as part of an appraisal,  
25 appraisal review, or appraisal assignment.

26 "Appraisal Subcommittee" means the Appraisal Subcommittee

1 of the Federal Financial Institutions Examination Council as  
2 established by Title XI.

3 "Appraiser" means a person who performs real estate or  
4 real property appraisals competently and in a manner that is  
5 independent, impartial, and objective.

6 "Appraiser panel" means a network, list, or roster of  
7 licensed or certified appraisers approved by the appraisal  
8 management company or by the ~~end-user~~ client to perform  
9 appraisals as independent contractors for the appraisal  
10 management company. "Appraiser panel" includes both appraisers  
11 accepted by an appraisal management company for consideration  
12 for future appraisal assignments and appraisers engaged by an  
13 appraisal management company to perform one or more  
14 appraisals. For the purposes of determining the size of an  
15 appraiser panel, only independent contractors of hybrid  
16 entities shall be counted towards the appraiser panel.

17 "Associate real estate trainee appraiser" means an  
18 entry-level appraiser who holds a license of this  
19 classification under this Act with restrictions as to the  
20 scope of practice in accordance with this Act.

21 "Automated valuation model" means an automated system that  
22 is used to derive a property value through the use of available  
23 property records and various analytic methodologies such as  
24 comparable sales prices, home characteristics, and price  
25 changes.

26 "Board" means the Real Estate Appraisal Administration and

1 Disciplinary Board.

2 "Broker price opinion" means an estimate or analysis of  
3 the probable selling price of a particular interest in real  
4 estate, which may provide a varying level of detail about the  
5 property's condition, market, and neighborhood and information  
6 on comparable sales. The activities of a real estate broker or  
7 managing broker engaging in the ordinary course of business as  
8 a broker, as defined in this Section, shall not be considered a  
9 broker price opinion if no compensation is paid to the broker  
10 or managing broker, other than compensation based upon the  
11 sale or rental of real estate.

12 "Classroom hour" means 50 minutes of instruction out of  
13 each 60-minute segment of coursework.

14 "Client" means the party or parties who engage an  
15 appraiser by employment or contract in a specific appraisal  
16 assignment.

17 "Comparative market analysis" is an analysis or opinion  
18 regarding pricing, marketing, or financial aspects relating to  
19 a specified interest or interests in real estate that may be  
20 based upon an analysis of comparative market data, the  
21 expertise of the real estate broker or managing broker, and  
22 such other factors as the broker or managing broker may deem  
23 appropriate in developing or preparing such analysis or  
24 opinion. The activities of a real estate broker or managing  
25 broker engaging in the ordinary course of business as a  
26 broker, as defined in this Section, shall not be considered a

1 comparative market analysis if no compensation is paid to the  
2 broker or managing broker, other than compensation based upon  
3 the sale or rental of real estate.

4 "Coordinator" means the Real Estate Appraisal Coordinator  
5 created in Section 25-15.

6 "Department" means the Department of Financial and  
7 Professional Regulation.

8 "Email address of record" means the designated email  
9 address recorded by the Department in the applicant's  
10 application file or the licensee's license file maintained by  
11 the Department.

12 "Evaluation" means a valuation permitted by the appraisal  
13 regulations of the Federal Financial Institutions Examination  
14 Council and its federal agencies for transactions that qualify  
15 for the appraisal threshold exemption, business loan  
16 exemption, or subsequent transaction exemption.

17 "Federal financial institutions regulatory agencies" means  
18 the Board of Governors of the Federal Reserve System, the  
19 Federal Deposit Insurance Corporation, the Office of the  
20 Comptroller of the Currency, the Consumer Financial Protection  
21 Bureau, and the National Credit Union Administration.

22 "Federally related transaction" means any real  
23 estate-related financial transaction in which a federal  
24 financial institutions regulatory agency engages in, contracts  
25 for, or regulates and requires the services of an appraiser.

26 "Financial institution" means any bank, savings bank,

1 savings and loan association, credit union, mortgage broker,  
2 mortgage banker, licensee under the Consumer Installment Loan  
3 Act or the Sales Finance Agency Act, or a corporate fiduciary,  
4 subsidiary, affiliate, parent company, or holding company of  
5 any such licensee, or any institution involved in real estate  
6 financing that is regulated by state or federal law.

7 "Hybrid entity" means an appraisal management company that  
8 hires an appraiser as an employee to perform an appraisal and  
9 engages an independent contractor to perform an appraisal.

10 "License" means the privilege conferred by the Department  
11 to a person that has fulfilled all requirements prerequisite  
12 to any type of licensure under this Act.

13 "Licensee" means any person licensed under this Act.

14 "Multi-state licensing system" means a web-based platform  
15 that allows an applicant to submit the application or license  
16 renewal application to the Department online.

17 "Person" means an individual, entity, sole proprietorship,  
18 corporation, limited liability company, partnership, and joint  
19 venture, foreign or domestic, except that when the context  
20 otherwise requires, the term may refer to more than one  
21 individual or other described entity.

22 "Real estate" means an identified parcel or tract of land,  
23 including any improvements.

24 "Real estate related financial transaction" means any  
25 transaction involving:

26 (1) the sale, lease, purchase, investment in, or

1 exchange of real property, including interests in property  
2 or the financing thereof;

3 (2) the refinancing of real property or interests in  
4 real property; and

5 (3) the use of real property or interest in property  
6 as security for a loan or investment, including mortgage  
7 backed securities.

8 "Real property" means the interests, benefits, and rights  
9 inherent in the ownership of real estate.

10 "Secretary" means the Secretary of Financial and  
11 Professional Regulation or the Secretary's designee.

12 "State certified general real estate appraiser" means an  
13 appraiser who holds a license of this classification under  
14 this Act and such classification applies to the appraisal of  
15 all types of real property without restrictions as to the  
16 scope of practice.

17 "State certified residential real estate appraiser" means  
18 an appraiser who holds a license of this classification under  
19 this Act and such classification applies to the appraisal of  
20 one to 4 units of residential real property without regard to  
21 transaction value or complexity, but with restrictions as to  
22 the scope of practice in a federally related transaction in  
23 accordance with Title XI, the provisions of USPAP, criteria  
24 established by the AQB, and further defined by rule.

25 "Supervising appraiser" means either (i) an appraiser who  
26 holds a valid license under this Act as either a State

1 certified general real estate appraiser or a State certified  
2 residential real estate appraiser, who co-signs an appraisal  
3 report for an associate real estate trainee appraiser or (ii)  
4 a State certified general real estate appraiser who holds a  
5 valid license under this Act who co-signs an appraisal report  
6 for a State certified residential real estate appraiser on  
7 properties other than one to 4 units of residential real  
8 property without regard to transaction value or complexity.

9 "Title XI" means Title XI of the federal Financial  
10 Institutions Reform, Recovery, and Enforcement Act of 1989.

11 "USPAP" means the Uniform Standards of Professional  
12 Appraisal Practice as promulgated by the Appraisal Standards  
13 Board pursuant to Title XI and by rule.

14 "Valuation services" means services pertaining to aspects  
15 of property value.

16 "Waiver valuation" means a valuation prepared pursuant to  
17 the federal Uniform Relocation Assistance and Real Property  
18 Acquisition Policies Act of 1970, as amended, or pursuant to  
19 the federal Uniform Relocation Assistance and Real Property  
20 Acquisition for Federal and Federally Assisted Programs  
21 regulations under 49 CFR Part 24 that is not an appraisal or  
22 represented as an appraisal.

23 (Source: P.A. 102-20, eff. 1-1-22; 102-687, eff. 12-17-21;  
24 102-970, eff. 5-27-22; 103-236, eff. 1-1-24.)

1 (Section scheduled to be repealed on January 1, 2027)

2 Sec. 5-5. Necessity of license; use of title; exemptions.

3 (a) It is unlawful for a person to (i) act, offer services,  
4 or advertise services as a State certified general real estate  
5 appraiser, State certified residential real estate appraiser,  
6 or associate real estate trainee appraiser, (ii) develop a  
7 real estate appraisal, (iii) practice as a real estate  
8 appraiser, or (iv) advertise as a real estate appraiser  
9 without a license issued under this Act. A person who violates  
10 this subsection is guilty of a Class A misdemeanor for a first  
11 offense and a Class 4 felony for any subsequent offense.

12 (a-5) It is unlawful for a person, unless registered as an  
13 appraisal management company, to solicit clients or enter into  
14 an appraisal engagement with clients without either a  
15 certified residential real estate appraiser license or a  
16 certified general real estate appraiser license issued under  
17 this Act. A person who violates this subsection is guilty of a  
18 Class A misdemeanor for a first offense and a Class 4 felony  
19 for any subsequent offense.

20 (b) It is unlawful for a person, other than a person who  
21 holds a valid license issued pursuant to this Act as a State  
22 certified general real estate appraiser, a State certified  
23 residential real estate appraiser, or an associate real estate  
24 trainee appraiser to use these titles or any other title,  
25 designation, or abbreviation likely to create the impression  
26 that the person is licensed as a real estate appraiser

1 pursuant to this Act. A person who violates this subsection is  
2 guilty of a Class A misdemeanor for a first offense and a Class  
3 4 felony for any subsequent offense.

4 (c) This Act does not apply to a person who holds a valid  
5 license as a real estate broker or managing broker pursuant to  
6 the Real Estate License Act of 2000 who prepares or provides a  
7 broker price opinion or comparative market analysis in  
8 compliance with Section 10-45 of the Real Estate License Act  
9 of 2000.

10 (d) Nothing in this Act shall preclude a State certified  
11 general real estate appraiser, a State certified residential  
12 real estate appraiser, or an associate real estate trainee  
13 appraiser from rendering appraisals for or on behalf of a  
14 partnership, association, corporation, firm, or group.  
15 However, no State appraisal license or certification shall be  
16 issued under this Act to a partnership, association,  
17 corporation, firm, or group.

18 (e) This Act does not apply to a county assessor, township  
19 assessor, multi-township assessor, county supervisor of  
20 assessments, or any deputy or employee of any county assessor,  
21 township assessor, multi-township assessor, or county  
22 supervisor of assessments in performance of respective duties  
23 in accordance with the provisions of the Property Tax Code.

24 (e-5) For the purposes of this Act, waiver valuations  
25 ~~valuation waivers may be prepared by a licensed appraiser~~  
26 ~~notwithstanding any other provision of this Act, and the~~

1 ~~following types of valuations~~ are not appraisals and may not  
2 be represented to be appraisals, and a license or  
3 certification is not required under this Act to perform such  
4 valuations if the valuations are created in one of the  
5 following manners: ~~performed by (1) an employee of the~~  
6 ~~Illinois Department of Transportation who has completed a~~  
7 ~~minimum of 45 hours of course work in real estate appraisal,~~  
8 ~~including the principles of real estate appraisals, appraisal~~  
9 ~~of partial acquisitions, easement valuation, reviewing~~  
10 ~~appraisals in eminent domain, appraisal for federal aid~~  
11 ~~highway programs, and appraisal review for federal aid highway~~  
12 ~~programs and has at least 2 years' experience in a field~~  
13 ~~closely related to real estate; (2) a county engineer who is a~~  
14 ~~registered professional engineer under the Professional~~  
15 ~~Engineering Practice Act of 1989; (3) an employee of a~~  
16 ~~municipality who has (i) completed a minimum of 45 hours of~~  
17 ~~coursework in real estate appraisal, including the principles~~  
18 ~~of real estate appraisals, appraisal of partial acquisitions,~~  
19 ~~easement valuation, reviewing appraisals in eminent domain,~~  
20 ~~appraisal for federal aid highway programs, and appraisal~~  
21 ~~review for federal aid highway programs and (ii) has either 2~~  
22 ~~years' experience in a field clearly related to real estate or~~  
23 ~~has completed 20 hours of additional coursework that is~~  
24 ~~sufficient for a person to complete waiver valuations as~~  
25 ~~approved by the Federal Highway Administration; or (4) a~~  
26 ~~municipal engineer who has completed coursework that is~~

1 ~~sufficient for waiver valuations to be approved by the Federal~~  
2 ~~Highway Administration and who is a registered professional~~  
3 ~~engineer under the Professional Engineering Act of 1989, under~~  
4 ~~the following circumstances:~~

5 (A) a waiver valuation ~~waiver~~ in an amount not to  
6 exceed \$35,000 that ~~\$20,000~~ prepared pursuant to the  
7 ~~federal Uniform Relocation Assistance and Real Property~~  
8 ~~Acquisition Policies Act of 1970, or prepared pursuant to~~  
9 ~~the federal Uniform Relocation Assistance and Real~~  
10 ~~Property Acquisition for Federal and Federally Assisted~~  
11 ~~Programs regulations and which is performed by:~~

12 (1) an employee of the Illinois Department of  
13 Transportation who is a registered professional  
14 engineer under the Professional Engineering Practice  
15 Act of 1989 or an employee of the Illinois Department  
16 of Transportation who is ~~and co-signed, with a license~~  
17 ~~number affixed,~~ by another employee of the Illinois  
18 Department of Transportation and who is a registered  
19 professional engineer under the Professional  
20 Engineering Practice Act of 1989, with a license  
21 number affixed;

22 (2) an employee of the Illinois Department of  
23 Transportation or an employee of a consultant or  
24 subconsultant under contract to provide land  
25 acquisition services to the Illinois Department of  
26 Transportation who has at least 2 years of experience

1 in a field closely related to real estate and who has  
2 completed a minimum of 45 hours of course work in real  
3 estate appraisal, including the principles of real  
4 estate appraisals, appraisal of partial acquisitions,  
5 easement valuation, reviewing appraisals in eminent  
6 domain, appraisal for federal aid highway programs,  
7 and appraisal review for federal aid highway programs;

8 (3) a county or municipal engineer who is a  
9 registered professional engineer under the  
10 Professional Engineering Practice Act of 1989, with an  
11 engineer's signature and license number affixed;

12 (4) a municipal engineer who has completed  
13 coursework that is sufficient for waiver valuations to  
14 be approved by the Federal Highway Administration and  
15 who is a registered professional engineer under the  
16 Professional Engineering Practice Act of 1989;

17 (5) ~~or (2)~~ an employee of a county or municipality  
18 who is and co-signed with a license number affixed by  
19 the applicable a county or municipal engineer who is a  
20 registered professional engineer under the  
21 Professional Engineering Practice Act of 1989, with a  
22 license number affixed;

23 (6) an employee of a municipality who:

24 (A) has completed a minimum of 45 hours of  
25 coursework in real estate appraisal, including the  
26 principles of real estate appraisals, appraisal of

1 partial acquisitions, easement valuation,  
2 reviewing appraisals in eminent domain, appraisal  
3 for federal aid highway programs, and appraisal  
4 review for federal aid highway programs; and

5 (B) has either 2 years of experience in a  
6 field clearly related to real estate or has  
7 completed 20 hours of additional coursework that  
8 is sufficient for the employee to complete waiver  
9 valuations as approved by the Federal Highway  
10 Administration; or

11 (7) a nonresident appraiser licensed in another  
12 jurisdiction who does not represent himself or herself  
13 to be an Illinois-licensed appraiser; or ~~and~~

14 (B) a waiver valuation waiver in an amount not to  
15 exceed \$50,000 that (i) is performed by a licensed  
16 certified general real estate appraiser, a licensed  
17 certified residential real estate appraiser, or an  
18 associate real estate trainee appraiser employed by the  
19 Illinois Department of Transportation, (ii) includes the  
20 signature and license numbers of the appraiser or the  
21 trainee and the trainee's supervising appraiser, and (iii)  
22 is co-signed by an employee of the Illinois Department of  
23 Transportation who is a registered professional engineer  
24 under the Professional Engineering Practice Act of 1989,  
25 with a license number affixed ~~\$20,000 prepared pursuant to~~  
26 the federal Uniform Relocation Assistance and Real

1 ~~Property Acquisition Policies Act of 1970, or prepared~~  
2 ~~pursuant to the federal Uniform Relocation Assistance and~~  
3 ~~Real Property Acquisition for Federal and~~  
4 ~~Federally Assisted Programs regulations and which is~~  
5 ~~performed by a county or municipal engineer who is~~  
6 ~~employed by a county or municipality and is a registered~~  
7 ~~professional engineer under the Professional Engineering~~  
8 ~~Practice Act of 1989. The valuation shall include the~~  
9 ~~county or municipal engineer's signature and license~~  
10 ~~number.~~

11 Nothing in this subsection (e-5) shall be construed to  
12 allow the State of Illinois, a political subdivision thereof,  
13 or any public body to acquire real estate by eminent domain in  
14 any manner other than provided for in the Eminent Domain Act.

15 (f) A State real estate appraisal certification or license  
16 is not required under this Act for any person, partnership,  
17 association, or corporation that performs appraisals of  
18 property owned by that person, partnership, association, or  
19 corporation for the sole use of that person, partnership,  
20 association, or corporation.

21 Any person who is certified or licensed under this Act and  
22 who performs any of the activities set forth in this  
23 subsection (f) must comply with the provisions of this Act. A  
24 person who violates this subsection (f) is guilty of a Class A  
25 misdemeanor for a first offense and a Class 4 felony for any  
26 subsequent offense.

1 (g) This Act does not apply to an employee, officer,  
2 director, or member of a credit or loan committee of a  
3 financial institution or any other person engaged by a  
4 financial institution when performing an evaluation of real  
5 property for the sole use of the financial institution in a  
6 transaction for which the financial institution would not be  
7 required to use the services of a State licensed or State  
8 certified appraiser pursuant to federal regulations adopted  
9 under Title XI of the federal Financial Institutions Reform,  
10 Recovery, and Enforcement Act of 1989.

11 (h) This Act does not apply to the procurement of an  
12 automated valuation model.

13 (Source: P.A. 102-20, eff. 1-1-22.)

14 (225 ILCS 458/5-30)

15 (Section scheduled to be repealed on January 1, 2027)

16 Sec. 5-30. Endorsement. The Department may issue an  
17 appraiser license, without the required examination, to an  
18 applicant licensed by another state, territory, possession of  
19 the United States, or the District of Columbia, if (i) the  
20 licensing requirements of that licensing authority are, on the  
21 date of licensure, substantially equal to the requirements set  
22 forth under this Act or to a person who, at the time of the  
23 application, possessed individual qualifications that were  
24 substantially equivalent to the requirements of this Act and  
25 ~~or~~ (ii) the applicant provides the Department with evidence of

1 good standing from the Appraisal Subcommittee National  
2 Registry report and a criminal history records check in  
3 accordance with Section 5-22. An applicant under this Section  
4 shall pay all of the required fees.

5 (Source: P.A. 102-20, eff. 1-1-22.)

6 (225 ILCS 458/15-10)

7 (Section scheduled to be repealed on January 1, 2027)

8 Sec. 15-10. Grounds for disciplinary action.

9 (a) The Department may suspend, revoke, refuse to issue,  
10 renew, or restore a license and may reprimand, place on  
11 probation or administrative supervision, or take any  
12 disciplinary or non-disciplinary action, including imposing  
13 conditions limiting the scope, nature, or extent of the real  
14 estate appraisal practice of a licensee or reducing the  
15 appraisal rank of a licensee, and may impose an administrative  
16 fine not to exceed \$25,000 for each violation upon a licensee  
17 or applicant under this Act or any person who holds oneself out  
18 as an applicant or licensee for any one or combination of the  
19 following:

20 (1) Procuring or attempting to procure a license by  
21 knowingly making a false statement, submitting false  
22 information, engaging in any form of fraud or  
23 misrepresentation, or refusing to provide complete  
24 information in response to a question in an application  
25 for licensure.

1           (2) Failing to meet the minimum qualifications for  
2 licensure as an appraiser established by this Act.

3           (3) Paying money, other than for the fees provided for  
4 by this Act, or anything of value to a member or employee  
5 of the Board or the Department to procure licensure under  
6 this Act.

7           (4) Conviction of, or plea of guilty or nolo  
8 contendere, as enumerated in subsection (e) of Section  
9 5-22, under the laws of any jurisdiction of the United  
10 States to: (i) ~~that is~~ a felony, misdemeanor, or  
11 administrative sanction or (ii) ~~that is~~ a crime that  
12 subjects the licensee to compliance with the requirements  
13 of the Sex Offender Registration Act.

14           (5) Committing an act or omission involving  
15 dishonesty, fraud, or misrepresentation with the intent to  
16 substantially benefit the licensee or another person or  
17 with intent to substantially injure another person as  
18 defined by rule.

19           (6) Violating a provision or standard for the  
20 development or communication of real estate appraisals as  
21 provided in Section 10-10 of this Act or as defined by  
22 rule.

23           (7) Failing or refusing without good cause to exercise  
24 reasonable diligence in developing, reporting, or  
25 communicating an appraisal, as defined by this Act or by  
26 rule.

1           (8) Violating a provision of this Act or the rules  
2           adopted pursuant to this Act.

3           (9) Having been disciplined by another state, the  
4           District of Columbia, a territory, a foreign nation, a  
5           governmental agency, or any other entity authorized to  
6           impose discipline if at least one of the grounds for that  
7           discipline is the same as or the equivalent of one of the  
8           grounds for which a licensee may be disciplined under this  
9           Act.

10          (10) Engaging in dishonorable, unethical, or  
11          unprofessional conduct of a character likely to deceive,  
12          defraud, or harm the public.

13          (11) Accepting an appraisal assignment when the  
14          employment itself is contingent upon the appraiser  
15          reporting a predetermined estimate, analysis, or opinion  
16          or when the fee to be paid is contingent upon the opinion,  
17          conclusion, or valuation reached or upon the consequences  
18          resulting from the appraisal assignment.

19          (12) Developing valuation conclusions based on the  
20          race, color, religion, sex, national origin, ancestry,  
21          age, marital status, family status, physical or mental  
22          disability, sexual orientation, pregnancy, order of  
23          protection status, military status, unfavorable military  
24          discharge, source of income, or any other protected class,  
25          as defined under the Illinois Human Rights Act, of the  
26          prospective or present owners or occupants of the area or

1 property under appraisal.

2 (13) Violating the confidential nature of government  
3 records to which the licensee gained access through  
4 employment or engagement as an appraiser by a government  
5 agency.

6 (14) Being adjudicated liable in a civil proceeding on  
7 grounds of fraud, misrepresentation, or deceit. In a  
8 disciplinary proceeding based upon a finding of civil  
9 liability, the appraiser shall be afforded an opportunity  
10 to present mitigating and extenuating circumstances, but  
11 may not collaterally attack the civil adjudication.

12 (15) Being adjudicated liable in a civil proceeding  
13 for violation of a state or federal fair housing law.

14 (16) Engaging in misleading or untruthful advertising  
15 or using a trade name or insignia of membership in a real  
16 estate appraisal or real estate organization of which the  
17 licensee is not a member.

18 (17) Failing to fully cooperate with a Department  
19 investigation by knowingly making a false statement,  
20 submitting false or misleading information, or refusing to  
21 provide complete information in response to written  
22 interrogatories or a written request for documentation  
23 within 30 days of the request.

24 (18) Failing to include within the certificate of  
25 appraisal for all written appraisal reports the  
26 appraiser's license number and licensure title. All

1 appraisers providing significant contribution to the  
2 development and reporting of an appraisal must be  
3 disclosed in the appraisal report. It is a violation of  
4 this Act for an appraiser to sign a report, transmittal  
5 letter, or appraisal certification knowing that a person  
6 providing a significant contribution to the report has not  
7 been disclosed in the appraisal report.

8 (19) Violating the terms of a disciplinary order or  
9 Consent ~~consent~~ to Administrative Supervision  
10 ~~administrative supervision~~ order.

11 (20) Habitual or excessive use or addiction to  
12 alcohol, narcotics, stimulants, or any other chemical  
13 agent or drug that results in a licensee's inability to  
14 practice with reasonable judgment, skill, or safety that  
15 may result in significant harm to the public.

16 (21) A physical or mental illness or disability which  
17 results in the inability to practice under this Act with  
18 reasonable judgment, skill, or safety.

19 (22) Gross negligence in developing an appraisal or in  
20 communicating an appraisal or failing to observe one or  
21 more of the Uniform Standards of Professional Appraisal  
22 Practice.

23 (23) A pattern of practice or other behavior that  
24 demonstrates incapacity or incompetence to practice under  
25 this Act.

26 (24) Using or attempting to use the seal, certificate,

1 or license of another as one's own; falsely impersonating  
2 any duly licensed appraiser; using or attempting to use an  
3 inactive, expired, suspended, or revoked license; or  
4 aiding or abetting any of the foregoing.

5 (25) Solicitation of professional services by using  
6 false, misleading, or deceptive advertising.

7 (26) Making a material misstatement in furnishing  
8 information to the Department.

9 (27) Failure to furnish information to the Department  
10 upon written request.

11 (b) The Department may reprimand suspend, revoke, or  
12 refuse to issue or renew an education provider's license, may  
13 reprimand, place on probation, or otherwise discipline an  
14 education provider, and may suspend or revoke the course  
15 approval of any course offered by an education provider and  
16 may impose an administrative fine not to exceed \$25,000 upon  
17 an education provider, for any of the following:

18 (1) Procuring or attempting to procure licensure by  
19 knowingly making a false statement, submitting false  
20 information, engaging in any form of fraud or  
21 misrepresentation, or refusing to provide complete  
22 information in response to a question in an application  
23 for licensure.

24 (2) Failing to comply with the covenants certified to  
25 on the application for licensure as an education provider.

26 (3) Committing an act or omission involving

1           dishonesty, fraud, or misrepresentation or allowing any  
2           such act or omission by any employee or contractor under  
3           the control of the provider.

4           (4) Engaging in misleading or untruthful advertising.

5           (5) Failing to retain competent instructors in  
6           accordance with rules adopted under this Act.

7           (6) Failing to meet the topic or time requirements for  
8           course approval as the provider of a qualifying curriculum  
9           course or a continuing education course.

10          (7) Failing to administer an approved course using the  
11          course materials, syllabus, and examinations submitted as  
12          the basis of the course approval.

13          (8) Failing to provide an appropriate classroom  
14          environment for presentation of courses, with  
15          consideration for student comfort, acoustics, lighting,  
16          seating, workspace, and visual aid material.

17          (9) Failing to maintain student records in compliance  
18          with the rules adopted under this Act.

19          (10) Failing to provide a certificate, transcript, or  
20          other student record to the Department or to a student as  
21          may be required by rule.

22          (11) Failing to fully cooperate with an investigation  
23          by the Department by knowingly making a false statement,  
24          submitting false or misleading information, or refusing to  
25          provide complete information in response to written  
26          interrogatories or a written request for documentation

1           within 30 days of the request.

2           (c) In appropriate cases, the Department may resolve a  
3 complaint against a licensee through the issuance of a Consent  
4 to Administrative Supervision order. A licensee subject to a  
5 Consent to Administrative Supervision order shall be  
6 considered by the Department as an active licensee in good  
7 standing. This order shall not be reported or considered by  
8 the Department to be a discipline of the licensee. The records  
9 regarding an investigation and a Consent to Administrative  
10 Supervision order shall be considered confidential and shall  
11 not be released by the Department except as mandated by law.

12       (Source: P.A. 102-20, eff. 1-1-22; 103-236, eff. 1-1-24;  
13 revised 6-24-25.)

14           (225 ILCS 458/15-10.1)

15           (Section scheduled to be repealed on January 1, 2027)

16           Sec. 15-10.1. Citations.

17           (a) The Department may adopt rules to permit the issuance  
18 of citations to any licensee for failure to comply with the  
19 continuing education requirements set forth in this Act or as  
20 established by rule. The citation shall be issued to the  
21 licensee. For associate real estate trainee appraisers, a copy  
22 shall also be sent to the licensee's supervising appraiser of  
23 record. The citation shall contain the licensee's name, the  
24 licensee's address, the licensee's license number, the number  
25 of required hours of continuing education that have not been

1 successfully completed by the licensee's ~~licensee within the~~  
2 renewal deadline period, and the penalty imposed, which shall  
3 not exceed \$2,000. The issuance of a citation shall not excuse  
4 the licensee from completing all continuing education required  
5 for that renewal period.

6 (b) Service of a citation shall be made in person,  
7 electronically, or by mail to the licensee at the licensee's  
8 address of record or email address of record and. ~~Service of a~~  
9 ~~citation~~ must clearly state that if the cited licensee wishes  
10 to dispute the citation, the cited licensee may make a written  
11 request, within 30 days after the citation is served, for a  
12 hearing before the Department. If the cited licensee does not  
13 request a hearing within 30 days after the citation is served,  
14 then ~~the citation shall become~~ a final, non-disciplinary order  
15 shall be entered, and any fine imposed is due and payable  
16 within 30 ~~60~~ days after the entry of that final order. If the  
17 cited licensee requests a hearing within 30 days after the  
18 citation is served, the Department shall afford the cited  
19 licensee a hearing conducted in the same manner as a hearing  
20 provided for in this Act for any violation of this Act and  
21 shall determine whether the cited licensee committed the  
22 violation as charged and whether the fine as levied is  
23 warranted. If the violation is found, any fine shall  
24 constitute non-public discipline and be due and payable within  
25 30 days after the order of the Secretary, which shall  
26 constitute a final order of the Department. No change in

1 license status may be made by the Department until a final  
2 order of the Department has been issued.

3 (c) Payment of a fine that has been assessed pursuant to  
4 this Section shall not constitute disciplinary action  
5 reportable on the Department's website or elsewhere unless a  
6 licensee has previously received 2 or more citations and been  
7 assessed 2 or more fines.

8 (d) Nothing in this Section shall prohibit or limit the  
9 Department from taking further action pursuant to this Act and  
10 rules for additional, repeated, or continuing violations.

11 (Source: P.A. 102-20, eff. 1-1-22.)

12 (225 ILCS 458/15-11)

13 (Section scheduled to be repealed on January 1, 2027)

14 Sec. 15-11. Illegal discrimination.

15 (a) When there has been an adjudication in a civil or  
16 criminal proceeding that a licensee has illegally  
17 discriminated while engaged in any activity for which a  
18 license is required under this Act, the Department, following  
19 notice to the licensee and a hearing in accordance with the  
20 provisions of Section 15-15 and upon the recommendation of the  
21 Board as to the extent of the suspension or revocation, shall  
22 suspend or revoke the license of that licensee in a timely  
23 manner, unless the adjudication is in the appeal process. The  
24 finding or judgment of the civil or criminal proceeding is a  
25 matter of record, the merits of which shall not be challenged

1 in a request for a hearing by the licensee.

2 (b) When there has been an order in an administrative  
3 proceeding finding that a licensee has illegally discriminated  
4 while engaged in any activity for which a license is required  
5 under this Act, the Department, following notice to the  
6 licensee and a hearing in accordance with the provisions of  
7 Section 15-15 and upon recommendation of the Board as to the  
8 nature and extent of the discipline, shall take one or more of  
9 the disciplinary actions provided for in Section 15-10 in a  
10 timely manner, unless the administrative order is in the  
11 appeal process. The finding of the administrative order is a  
12 matter of record, the merits of which shall not be challenged  
13 in a request for a hearing by the licensee.

14 (Source: P.A. 102-20, eff. 1-1-22.)

15 (225 ILCS 458/15-15)

16 (Section scheduled to be repealed on January 1, 2027)

17 Sec. 15-15. Investigation; notice; hearing.

18 (a) Upon the motion of the Department or the Board or upon  
19 a complaint in writing of a person setting forth facts that, if  
20 proven, would constitute grounds for suspension, revocation,  
21 or other disciplinary action, the Department shall investigate  
22 the actions or qualifications of any person who is a licensee,  
23 applicant for licensure, unlicensed person, person rendering  
24 or offering to render appraisal services, or person holding or  
25 claiming to hold a license under this Act. If, upon

1 investigation, the Department believes that there may be cause  
2 for suspension, revocation, or other disciplinary action, the  
3 Department may ~~shall~~ use the services of a State certified  
4 general real estate appraiser, a State certified residential  
5 real estate appraiser, or the Coordinator to assist in  
6 determining whether grounds for disciplinary action exist  
7 prior to commencing formal disciplinary proceedings.

8 (b) Formal disciplinary proceedings shall commence upon  
9 the issuance of a written complaint describing the charges  
10 that are the basis of the disciplinary action and delivery of  
11 the detailed complaint to the most recent address of record or  
12 email address of record of the person charged as provided to  
13 the Department. For an associate real estate trainee  
14 appraiser, a copy shall also be sent to the licensee's  
15 supervising appraiser of record at the supervising appraiser's  
16 most recent address of record or email address of record as  
17 provided to the Department. The Department shall notify the  
18 person to file a verified written answer within 20 days after  
19 the service of the notice and complaint. The notification  
20 shall inform the person of the right to be heard in person or  
21 by legal counsel; that the hearing will be afforded not sooner  
22 than 20 days after service of the complaint; that failure to  
23 file an answer after the service of notice will result in a  
24 default being entered against the person; that the license may  
25 be suspended, revoked, or placed on probationary status; and  
26 that the Department may take whatever other disciplinary

1 action may be taken pursuant to this Act, including limiting  
2 the scope, nature, or extent of the licensee's practice  
3 ~~without a hearing. If the person fails to file an answer after~~  
4 ~~service of notice, the respective license may, at the~~  
5 ~~discretion of the Department, be suspended, revoked, or placed~~  
6 ~~on probationary status and the Department may take whatever~~  
7 ~~disciplinary action it deems proper, including limiting the~~  
8 ~~scope, nature, or extent of the person's practice, without a~~  
9 ~~hearing.~~

10 (c) At the time and place fixed in the notice, the  
11 ~~Department Board~~ shall conduct a hearing of the charges,  
12 providing both the person charged and the complainant ample  
13 opportunity to present in person or by counsel such  
14 statements, testimony, evidence, and argument as may be  
15 pertinent to the charges or to a defense thereto.

16 (c-5) The Secretary shall have the authority to appoint  
17 any attorney duly licensed to practice law in the State of  
18 Illinois to serve as the hearing officer in any action to  
19 suspend, revoke, or otherwise discipline any license issued by  
20 the Department. The hearing officer shall have full authority  
21 to conduct the hearing.

22 There may be present one or more members of the Board at  
23 any such hearing. The hearing officer shall report his or her  
24 findings of fact, conclusions of law and recommendations to  
25 the Board and the Secretary. The Board shall have 60 days from  
26 receipt of the report to review the report of the hearing

1 officer and present its findings of fact, conclusions of law,  
2 and recommendations to the Secretary. If the Board fails to  
3 present its findings of fact, conclusions of law, and  
4 recommendations within the 60-day period, the Department may  
5 request in writing a direct appeal to the Secretary, in which  
6 case the Secretary may issue an order based upon the report of  
7 the hearing officer and the record of the proceedings or issue  
8 an order remanding the matter back to the hearing officer for  
9 additional proceedings in accordance with the order. If the  
10 Board fails to present its findings of fact, conclusions of  
11 law, and recommendations within a 60-day period after  
12 receiving an Order of Default, the Department may request in  
13 writing a direct appeal to the Secretary.

14 (d) The Board shall present to the Secretary a written  
15 report of its findings of fact and recommendations. A copy of  
16 the report shall be served upon the person either by mail or,  
17 at the discretion of the Department, by electronic means. For  
18 associate real estate trainee appraisers, a copy shall also be  
19 sent to the licensee's supervising appraiser of record. Within  
20 20 days after the service, the person may present to the  
21 Department Secretary with a motion in writing for a rehearing  
22 that specifies and shall specify the particular grounds for  
23 the request. If the person orders a transcript of the record  
24 from the applicable reporting service and pays for the  
25 transcript within the 20-day period for filing a motion for  
26 rehearing, the 20-day period shall restart upon the delivery

1 of the transcript.

2 (g) Notwithstanding any other provision of this Section,  
3 if the Secretary, upon review, determines that substantial  
4 justice has not been done in the revocation, suspension, or  
5 refusal to issue or renew a license or any other disciplinary  
6 action taken as a result of the entry of the hearing officer's  
7 report, the Secretary may order a rehearing by the Board or  
8 other special committee appointed by the Secretary or may  
9 remand the matter to the Board for its reconsideration of the  
10 matter based on the pleadings and evidence presented to the  
11 Board. If the Secretary disagrees in any regard with the  
12 report of the Board or the hearing officer, the Secretary may  
13 issue an order in contravention of the Board or the hearing  
14 officer. ~~If the person orders a transcript of the record as~~  
15 ~~provided in this Act, the time elapsing thereafter and before~~  
16 ~~the transcript is ready for delivery to the person shall not be~~  
17 ~~counted as part of the 20 days. If the Secretary is not~~  
18 ~~satisfied that substantial justice has been done, the~~  
19 ~~Secretary may order a rehearing by the Board or other special~~  
20 ~~committee appointed by the Secretary, may remand the matter to~~  
21 ~~the Board for its reconsideration of the matter based on the~~  
22 ~~pleadings and evidence presented to the Board, or may enter a~~  
23 ~~final order in contravention of the Board's recommendation.~~  
24 Notwithstanding a person's failure to file a motion for  
25 rehearing, the Secretary shall have the right to take any of  
26 the actions specified in this subsection (d). Upon the

1 suspension or revocation of a license, the licensee shall be  
2 required to surrender the respective license to the  
3 Department, and upon failure or refusal to do so, the  
4 Department shall have the right to seize the license.

5 (e) The Department has the power to issue subpoenas and  
6 subpoenas duces tecum to bring before it any person in this  
7 State, to take testimony, or to require production of any  
8 records relevant to an inquiry or hearing by the Board in the  
9 same manner as prescribed by law in judicial proceedings in  
10 the courts of this State. In a case of refusal of a witness to  
11 attend, testify, or to produce books or papers concerning a  
12 matter upon which the witness might be lawfully examined, the  
13 circuit court of the county where the hearing is held, upon  
14 application of the Department or any party to the proceeding,  
15 may compel obedience by proceedings as for contempt.

16 (f) Any license that is revoked may not be restored for a  
17 minimum period of 3 years.

18 (g) In addition to the provisions of this Section  
19 concerning the conduct of hearings and the recommendations for  
20 discipline, the Department has the authority to negotiate  
21 disciplinary and non-disciplinary settlement agreements  
22 concerning any license issued under this Act. All such  
23 agreements shall be recorded as Consent Orders or Consent to  
24 Administrative Supervision Orders.

25 (h) (Blank). ~~The Secretary shall have the authority to~~  
26 ~~appoint an attorney duly licensed to practice law in the State~~

1 ~~of Illinois to serve as the hearing officer in any action to~~  
2 ~~suspend, revoke, or otherwise discipline any license issued by~~  
3 ~~the Department. The Hearing Officer shall have full authority~~  
4 ~~to conduct the hearing.~~

5 (i) The Department, at its expense, shall preserve a  
6 record of all formal hearings of any contested case involving  
7 the discipline of a license. At all hearings or pre-hearing  
8 conferences, the Department and the licensee shall be entitled  
9 to have the proceedings transcribed by a certified shorthand  
10 reporter. A copy of the transcribed proceedings shall be made  
11 available to the licensee by the certified shorthand reporter  
12 upon payment of the prevailing contract copy rate.

13 (Source: P.A. 102-20, eff. 1-1-22; 102-970, eff. 5-27-22;  
14 103-236, eff. 1-1-24; revised 6-24-25.)

15 (225 ILCS 458/25-10)

16 (Section scheduled to be repealed on January 1, 2027)

17 Sec. 25-10. Real Estate Appraisal Administration and  
18 Disciplinary Board; appointment.

19 (a) There is hereby created the Real Estate Appraisal  
20 Administration and Disciplinary Board. The Board shall be  
21 composed of the Coordinator and 10 persons appointed by the  
22 Governor. Members shall be appointed to the Board subject to  
23 the following conditions:

24 (1) All appointed members shall have been residents  
25 and citizens of this State for at least 5 years prior to

1 the date of appointment.

2 (2) The appointed membership of the Board should  
3 reasonably reflect the geographic distribution of the  
4 population of the State.

5 (3) Four appointed members shall have been actively  
6 engaged and currently licensed as State certified general  
7 real estate appraisers for a period of not less than 5  
8 years.

9 (4) Three appointed members shall have been actively  
10 engaged and currently licensed as State certified  
11 residential real estate appraisers for a period of not  
12 less than 5 years.

13 (5) One appointed member shall hold a valid license as  
14 a real estate broker for at least 3 years prior to the date  
15 of the appointment and shall hold either a valid State  
16 certified general real estate appraiser license or a valid  
17 State certified residential appraiser license issued under  
18 this Act or a predecessor Act for a period of at least 5  
19 years prior to the appointment.

20 (6) One appointed member shall be a representative of  
21 a financial institution, as evidenced by proof of  
22 employment with a financial institution.

23 (7) One appointed member shall represent the interests  
24 of the general public. This member or the member's spouse  
25 shall not be licensed under this Act nor be employed by or  
26 have any financial interest in an appraisal business,

1 appraisal management company, real estate brokerage  
2 business, or a financial institution.

3 In making appointments as provided in paragraphs (3) and  
4 (4) of this subsection, the Governor shall give due  
5 consideration to recommendations by members and organizations  
6 representing the profession.

7 In making the appointments as provided in paragraph (5) of  
8 this subsection, the Governor shall give due consideration to  
9 the recommendations by members and organizations representing  
10 the real estate industry.

11 In making the appointment as provided in paragraph (6) of  
12 this subsection, the Governor shall give due consideration to  
13 the recommendations by members and organizations representing  
14 financial institutions.

15 (b) The members' terms shall be for 4 years or until a  
16 successor is appointed. No member shall be reappointed to the  
17 Board for a term that would cause the member's cumulative  
18 service to the Board to exceed 12 years. Appointments to fill  
19 vacancies shall be for the unexpired portion of the term.

20 (c) The Governor may terminate the appointment of a member  
21 for cause that, in the opinion of the Governor, reasonably  
22 justifies the termination. Cause for termination may include,  
23 without limitation, misconduct, incapacity, neglect of duty,  
24 or missing 4 Board meetings during any one fiscal year.

25 (d) A majority of the Board members shall constitute a  
26 quorum. A vacancy in the membership of the Board shall not

1 impair the right of a quorum to exercise all of the rights and  
2 perform all of the duties of the Board.

3 (e) The Board shall meet at least monthly ~~and may be~~  
4 ~~convened by the Chairperson, Vice-Chairperson, or 3 members of~~  
5 ~~the Board upon 10 days written notice.~~

6 (f) The Board shall, annually at the first meeting of the  
7 fiscal year, elect a Chairperson and Vice-Chairperson from its  
8 members. The Chairperson shall preside over the meetings and  
9 shall coordinate with the Coordinator in developing and  
10 distributing an agenda for each meeting. In the absence of the  
11 Chairperson, the Vice-Chairperson shall preside over the  
12 meeting.

13 (g) The Coordinator shall serve as a member of the Board  
14 without vote.

15 (h) The Board shall advise and make recommendations to the  
16 Department on the education and experience qualifications of  
17 any applicant for initial licensure as a State certified  
18 general real estate appraiser or a State certified residential  
19 real estate appraiser. The Department shall not make any  
20 decisions concerning education or experience qualifications of  
21 an applicant for initial licensure as a State certified  
22 general real estate appraiser or a State certified residential  
23 real estate appraiser without having first received the advice  
24 and recommendation of the Board and shall give due  
25 consideration to all such advice and recommendations; however,  
26 if the Board does not render advice or make a recommendation

1 within a reasonable amount of time, then the Department may  
2 render a decision.

3 (i) Except as provided in Section 15-17 of this Act, the  
4 Board shall hear and make recommendations to the Secretary on  
5 disciplinary matters that require a formal evidentiary  
6 hearing. The Secretary shall give due consideration to the  
7 recommendations of the Board involving discipline and  
8 questions involving standards of professional conduct of  
9 licensees.

10 (j) The Department shall seek and the Board shall provide  
11 recommendations to the Department consistent with the  
12 provisions of this Act and for the administration and  
13 enforcement of all rules adopted pursuant to this Act. The  
14 Department shall give due consideration to such  
15 recommendations prior to adopting rules.

16 (k) The Department shall seek and the Board shall provide  
17 recommendations to the Department on the approval of all  
18 courses submitted to the Department pursuant to this Act and  
19 the rules adopted pursuant to this Act. The Department shall  
20 not approve any courses without having first received the  
21 recommendation of the Board and shall give due consideration  
22 to such recommendations prior to approving and licensing  
23 courses; however, if the Board does not make a recommendation  
24 within a reasonable amount of time, then the Department may  
25 approve courses.

26 (l) Each voting member of the Board may receive a per diem

1 stipend in an amount to be determined by the Secretary. While  
2 engaged in the performance of duties, each member shall be  
3 reimbursed for necessary expenses.

4 (m) Members of the Board shall be immune from suit in an  
5 action based upon any disciplinary proceedings or other acts  
6 performed in good faith as members of the Board.

7 (n) If the Department disagrees with any advice or  
8 recommendation provided by the Board under this Section to the  
9 Secretary or the Department, then notice of such disagreement  
10 must be provided to the Board by the Department.

11 (o) (Blank).

12 (Source: P.A. 102-20, eff. 1-1-22; 102-970, eff. 5-27-22;  
13 103-236, eff. 1-1-24.)

14 Section 20. The Illinois Highway Code is amended by  
15 changing Section 4-501 as follows:

16 (605 ILCS 5/4-501) (from Ch. 121, par. 4-501)

17 Sec. 4-501. The Department, in its name, or any county may  
18 acquire the fee simple title, or such lesser interest as may be  
19 desired, to any public or private land, rights, or other  
20 property necessary for the construction, maintenance or  
21 operation of State highways, or necessary for locating,  
22 relocating, extending, widening or straightening any State  
23 highway, or necessary for locating, relocating, extending,  
24 widening or straightening an existing street or for laying

1 out, establishing or opening a new street within the corporate  
2 limits of any municipality which has been designated by the  
3 Department as a street to form a part of or to connect with a  
4 State highway leading up to the corporate limits of such  
5 municipality, or necessary for any other purpose or use  
6 contemplated by this Code by purchase or by the exercise of the  
7 right of eminent domain under the eminent domain laws of this  
8 State and the Department shall not be required, in any case, to  
9 furnish bond.

10 When, in the judgment of the acquiring agency, it is more  
11 practical and economical to acquire the fee to the  
12 inaccessible remnants of the tracts of land from which  
13 rights-of-way are being acquired than to pay severance  
14 damages, such agency may do so by purchase or by an eminent  
15 domain proceeding.

16 When a part of a parcel of land is to be taken for State  
17 highway purposes and the accessible remnant is to be left in a  
18 shape or condition rendering it of little value to the owner or  
19 giving rise to claims for severance or other damages, upon  
20 written request of the owner, the acquiring agency may take  
21 the whole parcel and may sell or exchange the part not needed  
22 for highway purposes.

23 When acquiring land for a highway on a new location, and  
24 when a parcel of land one acre or less in area contains a  
25 single family residence, which is in conformance with existing  
26 zoning ordinances, and only a part of that parcel is required

1 for State highway purposes causing the remainder of the parcel  
2 not to conform with the existing zoning ordinances, or when  
3 the location of the right of way line of the proposed highway  
4 reduces the distance from an existing single family residence  
5 to the right of way line to 10 feet or less, the acquiring  
6 agency shall, if the owner so demands, take the whole parcel by  
7 negotiation or condemnation. The part not needed for highway  
8 purposes may be rented, sold or exchanged by the acquiring  
9 agency.

10 When any farm land is acquired for State highway purposes  
11 by the exercise of the right of eminent domain, the rate of  
12 compensation to be paid by the acquiring agency shall be  
13 computed by taking into consideration the total acreage  
14 originally involved in the farm land parcel, including that  
15 portion of such parcel already part of a right of way for  
16 highway purposes but for which legal title lies in the owner of  
17 the parcel.

18 (Source: P.A. 81-536.)

19 Section 99. Effective date. This Act takes effect upon  
20 becoming law.

1 INDEX

2 Statutes amended in order of appearance

3 30 ILCS 105/9.02 from Ch. 127, par. 145c

4 30 ILCS 545/2 from Ch. 127, par. 132.52

5 225 ILCS 458/1-10

6 225 ILCS 458/5-5

7 225 ILCS 458/5-30

8 225 ILCS 458/15-10

9 225 ILCS 458/15-10.1

10 225 ILCS 458/15-11

11 225 ILCS 458/15-15

12 225 ILCS 458/25-10

13 605 ILCS 5/4-501 from Ch. 121, par. 4-501