



## 100TH GENERAL ASSEMBLY

### State of Illinois

2017 and 2018

SB0928

Introduced 2/7/2017, by Sen. Jennifer Bertino-Tarrant

#### SYNOPSIS AS INTRODUCED:

765 ILCS 160/1-37 new

Amends the Common Interest Community Association Act. Provides that an owner who intends to convey any interest in property subject to assessments under this Act shall notify the board that the owner intends to convey the property. Provides that upon receiving such a notice from the owner, the board shall provide each person to whom an interest in the property is conveyed with written documentation detailing the assessment structure of the association. Provides that the written documentation must include the penalties for failure to pay the assessments required by the association. Provides that the written documentation shall provide space for both the owner and each person to whom the property is conveyed to indicate by signature or initial that the written documentation has been provided to and reviewed by the person to whom the property is conveyed. Provides that the board shall be provided with and keep a copy of the signed or initialed documentation.

LRB100 05359 HEP 15903 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 is  
5 amended by adding Section 1-37 as follows:

6 (765 ILCS 160/1-37 new)

7 Sec. 1-37. Notice of assessment schedule. An owner who  
8 intends to convey any interest in property subject to  
9 assessments under this Act shall notify the board that the  
10 owner intends to convey the property. Upon receiving such a  
11 notice from the owner, the board shall provide each person to  
12 whom an interest in the property is conveyed with written  
13 documentation detailing the assessment structure of the  
14 association. The written documentation must include the  
15 penalties for failure to pay the assessments required by the  
16 association. The written documentation shall provide space for  
17 both the owner and each person to whom the property is conveyed  
18 to indicate by signature or initial that the written  
19 documentation has been provided to and reviewed by the person  
20 to whom the property is conveyed. The board shall be provided  
21 with and keep a copy of the signed or initialed documentation.