



Rep. André Thapedi

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10000SB0949ham002

LRB100 06989 JLS 26325 a

1 AMENDMENT TO SENATE BILL 949

2 AMENDMENT NO. \_\_\_\_\_. Amend Senate Bill 949 by replacing  
3 everything after the enacting clause with the following:

4 "Section 5. The Condominium Property Act is amended by  
5 changing Section 9.2 as follows:

6 (765 ILCS 605/9.2) (from Ch. 30, par. 309.2)

7 Sec. 9.2. Other remedies.

8 (a) In the event of any default by any unit owner, his  
9 tenant, invitee or guest in the performance of his obligations  
10 under this Act or under the declaration, bylaws, or the rules  
11 and regulations of the board of managers, the board of managers  
12 or its agents shall have such rights and remedies as provided  
13 in the Act or condominium instruments including the right to  
14 maintain an action for possession against such defaulting unit  
15 owner or his tenant for the benefit of all the other unit  
16 owners in the manner prescribed by Article IX of the Code of

1 Civil Procedure.

2 (b) Except for attorney's fees incurred in any litigation  
3 or arbitration described in subsection (d) in which a unit  
4 owner is deemed by the court or arbitrator to be the prevailing  
5 party, any ~~Any~~ attorneys' fees incurred by the Association  
6 arising out of an adjudicated ~~a~~ default by any unit owner, his  
7 tenant, invitee or guest in the performance of any of the  
8 provisions of the condominium instruments, rules and  
9 regulations or any applicable statute or ordinance shall be  
10 added to, and deemed a part of, his respective share of the  
11 common expense.

12 (c) Other than attorney's fees, no fees pertaining to the  
13 collection of a unit owner's financial obligation to the  
14 Association, including fees charged by a manager or managing  
15 agent, shall be added to and deemed a part of an owner's  
16 respective share of the common expenses unless: (i) the  
17 managing agent fees relate to the costs to collect common  
18 expenses for the Association; (ii) the fees are set forth in a  
19 contract between the managing agent and the Association; and  
20 (iii) the authority to add the management fees to an owner's  
21 respective share of the common expenses is specifically stated  
22 in the declaration or bylaws of the Association.

23 (d) In any litigation or arbitration between a unit owner  
24 and the Association or its board of managers or any individual  
25 member of the Association or its board of managers regarding:  
26 (i) the enforcement of obligations of the board or the

1 Association, set forth either in this Act, the condominium  
2 instruments, rules and regulations, or any applicable statute  
3 or ordinance; (ii) a disputed charge on the unit owner's  
4 account; or (iii) a purported default as described in  
5 subsection (a), if the unit owner is deemed by the court or  
6 arbitrator to be the prevailing party, then the court or the  
7 arbitrator shall award to the unit owner from the  
8 non-prevailing party reasonable attorney's fees and costs  
9 incurred by the unit owner in the litigation or arbitration.

10 (Source: P.A. 94-384, eff. 1-1-06.)".