

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 1-71 as follows:

6 (765 ILCS 160/1-71 new)

7 Sec. 1-71. Heating and cooling standards.

8 (a) When a common interest community building has a
9 cooling system or heating system or both serving the entire
10 building, including individual units, the association shall
11 comply with the following standards with respect to the
12 individual units in which people live:

13 (1) During the cooling season, June 1 through
14 September 30, cooling systems must operate when the heat
15 index exceeds 80 degrees Fahrenheit.

16 (2) During the heating season, October 1 through May
17 31: (i) between 6 a.m. and 10 p.m., heat must register at
18 least 68 degrees Fahrenheit when the outside temperature
19 falls below 55 degrees Fahrenheit, and (ii) between 10
20 p.m. and 6 a.m., heat must register at least 62 degrees
21 Fahrenheit.

22 (b) When a common interest community building does not
23 have a building-wide cooling system that serves individual

1 units, then the association shall provide at least one indoor
2 common gathering space for which a cooling system operates
3 when the heat index exceeds 80 degrees Fahrenheit. All
4 occupants of the building shall have free access to that
5 cooled space. As used in this subsection, "indoor common
6 gathering space" means a room intended to be used as a place
7 where multiple people can gather, such as a lounge, meeting or
8 conference room, party room, or similar that can accommodate a
9 cooling system. Any common interest community building that
10 does not have an indoor common gathering space shall be exempt
11 from this subsection.

12 (c) This Section only applies to associations in which the
13 initial declaration limits ownership, rental, or occupancy of
14 a unit to a person 55 years of age or older.

15 Section 10. The Condominium Property Act is amended by
16 adding Section 18.11 as follows:

17 (765 ILCS 605/18.11 new)

18 Sec. 18.11. Heating and cooling standards.

19 (a) When a condominium building has a cooling system or
20 heating system or both serving the entire building, including
21 individual units, the association shall comply with the
22 following standards with respect to the individual units in
23 which people live:

24 (1) During the cooling season, June 1 through

1 September 30, cooling systems must operate when the heat
2 index exceeds 80 degrees Fahrenheit.

3 (2) During the heating season, October 1 through May
4 31: (i) between 6 a.m. and 10 p.m., heat must register at
5 least 68 degrees Fahrenheit when the outside temperature
6 falls below 55 degrees Fahrenheit, and (ii) between 10
7 p.m. and 6 a.m., heat must register at least 62 degrees
8 Fahrenheit.

9 (b) When a condominium building does not have a
10 building-wide cooling system that serves individual units,
11 then the association shall provide at least one indoor common
12 gathering space for which a cooling system operates when the
13 heat index exceeds 80 degrees Fahrenheit. All occupants of the
14 building shall have free access to that cooled space. As used
15 in this subsection, "indoor common gathering space" means a
16 room intended to be used as a place where multiple people can
17 gather, such as a lounge, meeting or conference room, party
18 room, or similar that can accommodate a cooling system. Any
19 condominium building that does not have an indoor common
20 gathering space shall be exempt from this subsection.

21 (c) This Section only applies to associations in which the
22 initial declaration limits ownership, rental, or occupancy of
23 a unit to a person 55 years of age or older.

24 Section 15. The Landlord and Tenant Act is amended by
25 adding Section 20 as follows:

1 (765 ILCS 705/20 new)

2 Sec. 20. Heating and cooling standards.

3 (a) When residential rental property has a cooling system
4 or heating system or both serving the entire premises,
5 including individual dwelling units, the landlord shall comply
6 with the following standards with respect to the individual
7 dwelling units in which tenants live:

8 (1) During the cooling season, June 1 through
9 September 30, cooling systems must operate when the heat
10 index exceeds 80 degrees Fahrenheit.

11 (2) During the heating season, October 1 through May
12 31: (i) between 6 a.m. and 10 p.m., heat must register at
13 least 68 degrees Fahrenheit when the outside temperature
14 falls below 55 degrees Fahrenheit, and (ii) between 10
15 p.m. and 6 a.m., heat must register at least 62 degrees
16 Fahrenheit.

17 (b) When residential rental property does not have a
18 premises-wide cooling system that serves individual dwelling
19 units, then the landlord shall provide at least one indoor
20 common gathering space for which a cooling system operates
21 when the heat index exceeds 80 degrees Fahrenheit. All tenants
22 of the residential rental property shall have free access to
23 that cooled space. As used in this subsection, "indoor common
24 gathering space" means a room intended to be used as a place
25 where multiple people can gather, such as a lounge, meeting or

1 conference room, party room, or similar that can accommodate a
2 cooling system. Residential rental property that does not have
3 an indoor common gathering space shall be exempt from this
4 subsection.

5 (c) This Section only applies to residential rental
6 property in which rental or occupancy is limited to persons 55
7 years of age or older.