



99TH GENERAL ASSEMBLY

State of Illinois

2015 and 2016

HB1376

by Rep. Luis Arroyo

SYNOPSIS AS INTRODUCED:

765 ILCS 77/20

Amends the Real Estate Disclosure Act. Provides that a seller of residential property to which the Act applies shall have the sewer line from the residential property to the sewer main, or, in the case of a septic system, to the septic tank, inspected by a licensed plumber using video camera inspection technology, and that the licensed plumber shall prepare a written, dated report that includes his or her review of the condition of the line. Provides that the seller shall attach the report to the residential real property disclosure report form required under the Act.

LRB099 07878 HEP 28018 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 Residential Real Property Disclosure Act is
5 amended by changing Sections 20 and 35 as follows:

6 (765 ILCS 77/20)

7 Sec. 20. Disclosure statement; sewer inspection report.

8 (a) A seller of residential real property shall complete
9 all applicable items in the disclosure document described in
10 Section 35 of this Act.

11 (b) The seller shall have the sewer line from the
12 residential property to the sewer main, or, in the case of a
13 septic system, to the septic tank, inspected by a licensed
14 plumber using video camera inspection technology. The licensed
15 plumber shall prepare a written, dated report that includes his
16 or her review of the condition of the line. The seller shall
17 attach the report to the disclosure report form described in
18 Section 35 of this Act.

19 (c) The seller shall deliver to the prospective buyer the
20 written disclosure statement required by this Act, including
21 the report required under subsection (b), before the signing of
22 a written agreement by the seller and prospective buyer that
23 would, subject to the satisfaction of any negotiated

1 contingencies, require the prospective buyer to accept a
2 transfer of the residential real property.

3 (Source: P.A. 88-111.)