

AN ACT concerning civil law.

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

Section 1. Short title. This Act may be cited as the Industrialized Residential Structure Deed Restriction Act.

Section 5. Definitions. As used in this Act:

"Industrialized residential structure" means a manufactured housing unit that is intended to contain or contains only one or 2 dwelling units and is constructed in conformance with a model building code published by a model code organization.

"Manufactured housing unit" has the meaning ascribed to that term in the Illinois Manufactured Housing and Mobile Home Safety Act.

"Model code organization" has the meaning ascribed to that term in 77 Ill. Adm. Code 880.10.

Section 10. Deed restriction or restrictive covenant concerning erection of industrialized residential structure.

(a) Except as provided in Section 15 of this Act, a deed restriction or restrictive covenant may not prohibit or restrict the erection of an industrialized residential structure on real property.

(b) This Section does not require a property owner to erect an industrialized residential structure on the owner's property.

Section 15. Aesthetic compatibility requirement permitted. A deed restriction, restrictive covenant, or agreement that applies uniformly to all homes and industrialized residential structures in a subdivision may impose the same aesthetic compatibility requirements on an industrialized residential structure in the subdivision that are applicable to all residential structures in the subdivision.

Section 20. Application. This Act applies only to deed restrictions or restrictive covenants that are recorded on or after the effective date of this Act.