



## 2020 End of Session Report

CAI's Illinois Legislative Action Committee (IL LAC) had a busy legislative session. The 19-member committee volunteered hundreds of collective hours to review bills, draft testimony, meet with legislators and other decision-makers, and testify for or against bills. There were more than 12,000 bills introduced, and the IL LAC closely monitored more than 70 bills that would have directly affected community associations. However, like most state legislatures, the Illinois General Assembly came to an abrupt halt because of the pandemic and left legislation on the table, including bills related to electric vehicle charging stations, resale disclosures, insurance, and the following:

**HB 4766:** This bill would have extended the Community Association Manager Licensing & Disciplinary Act to January 2031. **Status: FAILED** (Note: Licensing is in place until January 2022.)

**SB 2480: Condo Lease Fees.** The bill would have prohibited community association management companies from charging for management of leases in a condominium community. **Status: FAILED**

**SB 3731: Condo Building Sale.** The bill was introduced to amend the Illinois Condominium Property Act. The bill provides that to sell a condominium property, there shall be the following percentage of affirmative votes of the unit owners: 75% for a property with 4 to 6 units (rather than 4 or more units) or 85% for a property with 7 or more units. **Status: FAILED**

### Illinois Contact Information

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### Your Assistance is Needed

Expenses incurred by the LAC are paid for with donations and by Advocacy Fund fees. Corporate contributions are allowed and appreciated. Most community association boards can legally allocate money to support the IL LAC. Please visit [www.caionline.org/lacdonate/](http://www.caionline.org/lacdonate/) and donate to "Illinois" to support our continued efforts.

For more information visit [www.caionline.org/ILLAC](http://www.caionline.org/ILLAC).