



Rep. Tom Demmer

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10000HB5208ham001

LRB100 16082 XWW 37690 a

1 AMENDMENT TO HOUSE BILL 5208

2 AMENDMENT NO. _____. Amend House Bill 5208 by replacing
3 everything after the enacting clause with the following:

4 "Section 5. The Community Association Manager Licensing
5 and Disciplinary Act is amended by changing Sections 40 and 42
6 as follows:

7 (225 ILCS 427/40)

8 (Section scheduled to be repealed on January 1, 2020)

9 Sec. 40. Qualifications for licensure as a community
10 association manager.

11 (a) No person shall be qualified for licensure as a
12 community association manager under this Act, unless he or she
13 has applied in writing on the prescribed forms and has paid the
14 required, nonrefundable fees and meets all of the following
15 qualifications:

16 (1) He or she is at least 18 ~~21~~ years of age.

1 (2) He or she provides satisfactory evidence of having
2 completed at least 20 classroom hours in community
3 association management courses approved by the Board.

4 (3) He or she has passed an examination authorized by
5 the Department.

6 (4) He or she has not committed an act or acts, in this
7 or any other jurisdiction, that would be a violation of
8 this Act.

9 (5) He or she is of good moral character. In
10 determining moral character under this Section, the
11 Department may take into consideration whether the
12 applicant has engaged in conduct or activities that would
13 constitute grounds for discipline under this Act. Good
14 moral character is a continuing requirement of licensure.
15 Conviction of crimes may be used in determining moral
16 character, but shall not constitute an absolute bar to
17 licensure.

18 (6) He or she has not been declared by any court of
19 competent jurisdiction to be incompetent by reason of
20 mental or physical defect or disease, unless a court has
21 subsequently declared him or her to be competent.

22 (7) He or she complies with any additional
23 qualifications for licensure as determined by rule of the
24 Department.

25 (b) The education requirement set forth in item (2) of
26 subsection (a) of this Section shall not apply to persons

1 holding a real estate managing broker or real estate broker
2 license in good standing issued under the Real Estate License
3 Act of 2000.

4 (c) The examination and initial education requirement of
5 items (2) and (3) of subsection (a) of this Section shall not
6 apply to any person who within 6 months from the effective date
7 of the requirement for licensure, as set forth in Section 170
8 of this Act, applies for a license by providing satisfactory
9 evidence to the Department of qualifying experience or
10 education, as may be set forth by rule, including without
11 limitation evidence that he or she has practiced community
12 association management for a period of 5 years.

13 (d) Applicants have 3 years from the date of application to
14 complete the application process. If the process has not been
15 completed within the 3 years, the application shall be denied,
16 the fee shall be forfeited, and the applicant must reapply and
17 meet the requirements in effect at the time of re-application.

18 (Source: P.A. 98-365, eff. 1-1-14.)

19 (225 ILCS 427/42)

20 (Section scheduled to be repealed on January 1, 2020)

21 Sec. 42. Qualifications for licensure as a supervising
22 community association manager.

23 (a) No person shall be qualified for licensure as a
24 supervising community association manager under this Act
25 unless he or she has applied in writing on the prescribed

1 forms, has paid the required nonrefundable fees, and meets all
2 of the following qualifications:

3 (1) He or she is at least 18 ~~21~~ years of age.

4 (2) He or she has been licensed at least one out of the
5 last 2 preceding years as a community association manager.

6 (3) He or she provides satisfactory evidence of having
7 completed at least 30 classroom hours in community
8 association management courses approved by the Board, 20
9 hours of which shall be those pre-license hours required to
10 obtain a community association manager license, and 10
11 additional hours completed the year immediately preceding
12 the filing of the application for a supervising community
13 association manager license, which shall focus on
14 community association administration, management, and
15 supervision.

16 (4) He or she has passed an examination authorized by
17 the Department.

18 (5) He or she has not committed an act or acts, in this
19 or any other jurisdiction, that would be a violation of
20 this Act.

21 (6) He or she is of good moral character. In
22 determining moral character under this Section, the
23 Department may take into consideration whether the
24 applicant has engaged in conduct or activities that would
25 constitute grounds for discipline under this Act. Good
26 moral character is a continuing requirement of licensure.

1 Conviction of crimes may be used in determining moral
2 character, but shall not constitute an absolute bar to
3 licensure.

4 (7) He or she has not been declared by any court of
5 competent jurisdiction to be incompetent by reason of
6 mental or physical defect or disease, unless a court has
7 subsequently declared him or her to be competent.

8 (8) He or she complies with any additional
9 qualifications for licensure as determined by rule of the
10 Department.

11 (b) The initial 20-hour education requirement set forth in
12 item (3) of subsection (a) of this Section shall not apply to
13 persons holding a real estate managing broker or real estate
14 broker license in good standing issued under the Real Estate
15 License Act of 2000. The 10 additional hours required for
16 licensure under this Section shall not apply to persons holding
17 a real estate managing broker license in good standing issued
18 under the Real Estate License Act of 2000.

19 (c) The examination and initial education requirement of
20 items (3) and (4) of subsection (a) of this Section shall not
21 apply to any person who, within 6 months after the effective
22 date of the requirement for licensure, as set forth in Section
23 170 of this Act, applies for a license by providing
24 satisfactory evidence to the Department of qualifying
25 experience or education, as may be set forth by rule, including
26 without limitation, evidence that he or she has practiced

1 community association management for a period of 7 years.

2 (d) Applicants have 3 years after the date of application
3 to complete the application process. If the process has not
4 been completed within the 3 years, the application shall be
5 denied, the fee shall be forfeited, and the applicant must
6 reapply and meet the requirements in effect at the time of
7 re-application.

8 (Source: P.A. 98-365, eff. 1-1-14.)

9 Section 10. The Home Inspector License Act is amended by
10 changing Section 5-10 as follows:

11 (225 ILCS 441/5-10)

12 (Section scheduled to be repealed on January 1, 2022)

13 Sec. 5-10. Application for home inspector license. Every
14 natural person who desires to obtain a home inspector license
15 shall:

16 (1) apply to the Department on forms prescribed by the
17 Department and accompanied by the required fee; all
18 applications shall contain the information that, in the
19 judgment of the Department, enables the Department to pass
20 on the qualifications of the applicant for a license to
21 practice as a home inspector as set by rule;

22 (2) be at least 18 ~~21~~ years of age;

23 (3) provide evidence of having attained a high school
24 diploma or completed an equivalent course of study as

1 determined by an examination conducted by the Illinois
2 State Board of Education;

3 (4) personally take and pass an examination authorized
4 by the Department; and

5 (5) prior to taking the examination, provide evidence
6 to the Department that he or she has successfully completed
7 the prerequisite classroom hours of instruction in home
8 inspection, as established by rule.

9 Applicants have 3 years after the date of the application
10 to complete the application process. If the process has not
11 been completed within 3 years, the application shall be denied,
12 the fee forfeited, and the applicant must reapply and meet the
13 requirements in effect at the time of reapplication.

14 (Source: P.A. 97-226, eff. 7-28-11.)

15 Section 99. Effective date. This Act takes effect upon
16 becoming law."