

1 AN ACT concerning regulation.

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

4 Section 5. The Community Association Manager Licensing and  
5 Disciplinary Act is amended by changing Sections 40 and 42 as  
6 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8 (Section scheduled to be repealed on January 1, 2020)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.

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

20 (3) He or she has passed an examination authorized by  
21 the Department.

22 (4) He or she has not committed an act or acts, in this  
23 or any other jurisdiction, that would be a violation of

1           this Act.

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

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

15          (7) He or she complies with any additional  
16          qualifications for licensure as determined by rule of the  
17          Department.

18          (b) The education requirement set forth in item (2) of  
19          subsection (a) of this Section shall not apply to persons  
20          holding a real estate managing broker or real estate broker  
21          license in good standing issued under the Real Estate License  
22          Act of 2000.

23          (c) The examination and initial education requirement of  
24          items (2) and (3) of subsection (a) of this Section shall not  
25          apply to any person who within 6 months from the effective date  
26          of the requirement for licensure, as set forth in Section 170

1 of this Act, applies for a license by providing satisfactory  
2 evidence to the Department of qualifying experience or  
3 education, as may be set forth by rule, including without  
4 limitation evidence that he or she has practiced community  
5 association management for a period of 5 years.

6 (d) Applicants have 3 years from the date of application to  
7 complete the application process. If the process has not been  
8 completed within the 3 years, the application shall be denied,  
9 the fee shall be forfeited, and the applicant must reapply and  
10 meet the requirements in effect at the time of re-application.  
11 (Source: P.A. 98-365, eff. 1-1-14.)

12 (225 ILCS 427/42)

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

14 Sec. 42. Qualifications for licensure as a supervising  
15 community association manager.

16 (a) No person shall be qualified for licensure as a  
17 supervising community association manager under this Act  
18 unless he or she has applied in writing on the prescribed  
19 forms, has paid the required nonrefundable fees, and meets all  
20 of the following qualifications:

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

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

24 (3) He or she provides satisfactory evidence of having  
25 completed at least 30 classroom hours in community

1 association management courses approved by the Board, 20  
2 hours of which shall be those pre-license hours required to  
3 obtain a community association manager license, and 10  
4 additional hours completed the year immediately preceding  
5 the filing of the application for a supervising community  
6 association manager license, which shall focus on  
7 community association administration, management, and  
8 supervision.

9 (4) He or she has passed an examination authorized by  
10 the Department.

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

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

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

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

4           (b) The initial 20-hour education requirement set forth in  
5           item (3) of subsection (a) of this Section shall not apply to  
6           persons holding a real estate managing broker or real estate  
7           broker license in good standing issued under the Real Estate  
8           License Act of 2000. The 10 additional hours required for  
9           licensure under this Section shall not apply to persons holding  
10          a real estate managing broker license in good standing issued  
11          under the Real Estate License Act of 2000.

12          (c) The examination and initial education requirement of  
13          items (3) and (4) of subsection (a) of this Section shall not  
14          apply to any person who, within 6 months after the effective  
15          date of the requirement for licensure, as set forth in Section  
16          170 of this Act, applies for a license by providing  
17          satisfactory evidence to the Department of qualifying  
18          experience or education, as may be set forth by rule, including  
19          without limitation, evidence that he or she has practiced  
20          community association management for a period of 7 years.

21          (d) Applicants have 3 years after the date of application  
22          to complete the application process. If the process has not  
23          been completed within the 3 years, the application shall be  
24          denied, the fee shall be forfeited, and the applicant must  
25          reapply and meet the requirements in effect at the time of  
26          re-application.

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

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

4 (225 ILCS 441/5-10)

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

6 Sec. 5-10. Application for home inspector license. Every  
7 natural person who desires to obtain a home inspector license  
8 shall:

9 (1) apply to the Department on forms prescribed by the  
10 Department and accompanied by the required fee; all  
11 applications shall contain the information that, in the  
12 judgment of the Department, enables the Department to pass  
13 on the qualifications of the applicant for a license to  
14 practice as a home inspector as set by rule;

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

16 (3) provide evidence of having attained a high school  
17 diploma or completed an equivalent course of study as  
18 determined by an examination conducted by the Illinois  
19 State Board of Education;

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

22 (5) prior to taking the examination, provide evidence  
23 to the Department that he or she has successfully completed  
24 the prerequisite classroom hours of instruction in home

1 inspection, as established by rule.

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

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

8 Section 99. Effective date. This Act takes effect upon  
9 becoming law.