

# HB4745



## 101ST GENERAL ASSEMBLY

State of Illinois

2019 and 2020

**HB4745**

Introduced 2/18/2020, by Rep. Deanne M. Mazzochi

### SYNOPSIS AS INTRODUCED:

765 ILCS 605/34 new

Amends the Condominium Property Act. Provides that if hazardous mold within a common area affects the inside of a particular unit, the unit owner may file an action in court against the board of managers for specific performance to have the mold removed and preventative measures taken to ensure that the mold will not return.

LRB101 17944 LNS 67380 b

A BILL FOR

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 Condominium Property Act is amended by  
5 adding Section 34 as follows:

6 (765 ILCS 605/34 new)

7 Sec. 34. Mold remediation. If hazardous mold within a  
8 common area affects the inside of a particular unit, the unit  
9 owner may file an action in court against the board of managers  
10 for specific performance to have the mold removed and  
11 preventative measures taken to ensure that the mold will not  
12 return.