

SB3145



101ST GENERAL ASSEMBLY

State of Illinois

2019 and 2020

SB3145

Introduced 2/6/2020, by Sen. Sara Feigenholtz

SYNOPSIS AS INTRODUCED:

765 ILCS 605/3

from Ch. 30, par. 303

Amends the Condominium Property Act. Makes a technical change in a Section pertaining to the submission of property to the provisions of the Act.

LRB101 20343 LNS 69888 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 changing Section 3 as follows:

6 (765 ILCS 605/3) (from Ch. 30, par. 303)

7 Sec. 3. Submission of property. Whenever the ~~the~~ owner or
8 owners in fee simple, or the sole lessee or all lessees of a
9 lease described in item (x) of Section 2, of a parcel intend to
10 submit such property to the provisions of this Act, they shall
11 do so by recording a declaration, duly executed and
12 acknowledged, expressly stating such intent and setting forth
13 the particulars enumerated in Section 4. If the condominium is
14 a leasehold condominium, then every lessor of the lease
15 creating a leasehold interest as described in item (x) of
16 Section 2 shall also execute the declaration and such lease
17 shall be recorded prior to the recording of the declaration.

18 The execution of a declaration required under this Section
19 by the lessor under a lease as described in item (x) of Section
20 2 does not make the lessor a developer for purposes of this
21 Act.

22 (Source: P.A. 93-474, eff. 8-8-03.)