



101ST GENERAL ASSEMBLY

State of Illinois

2019 and 2020

SB3284

Introduced 2/11/2020, by Sen. Dan McConchie

SYNOPSIS AS INTRODUCED:

765 ILCS 605/18.11 new

Amends the Condominium Property Act. Provides that the board of managers of a condominium shall adopt a policy to ensure that an accessible parking space is available to a unit owner who is a person with a disability who requires an accessible parking space. Provides that for an association that sells parking spaces, if an owner of an accessible parking space is unable to sell the accessible parking space to a qualified user, the board of managers shall purchase the parking space for fair market value and ensure that the space remains available to persons with disabilities who require an accessible parking space. Provides that a unit owner who is a person with a disability who requires an accessible parking space may bring a civil action against the board of managers to compel the board of managers to provide an accessible parking space. Provides that a prevailing unit owner is entitled to attorney's fees and court costs.

LRB101 17969 LNS 67405 b

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 18.11 as follows:

6 (765 ILCS 605/18.11 new)

7 Sec. 18.11. Parking spaces.

8 (a) No later than 60 days after the effective date of this
9 Amendatory Act of the 101st General Assembly, the board of
10 managers shall adopt a policy to ensure that an accessible
11 parking space is available to a unit owner who is a person with
12 a disability who requires an accessible parking space.

13 (b) For an association that sells parking spaces, on and
14 after the effective date of this Amendatory Act of the 101st
15 General Assembly, if an owner of an accessible parking space is
16 unable to sell the accessible parking space to a qualified
17 user, the board of managers shall purchase the parking space
18 for fair market value and ensure that the space remains
19 available to persons with disabilities who require an
20 accessible parking space.

21 (c) A unit owner who is a person with a disability who
22 requires an accessible parking space may bring a civil action
23 against the board of managers to compel the board of managers

1 to provide an accessible parking space. The court shall award
2 attorney's fees and court costs to a prevailing unit owner.