

# SB3471



## 101ST GENERAL ASSEMBLY

### State of Illinois

2019 and 2020

SB3471

Introduced 2/14/2020, by Sen. Laura Ellman

#### SYNOPSIS AS INTRODUCED:

765 ILCS 605/34 new

765 ILCS 705/20 new

Amends the Condominium Property Act. Provides that if an association charges an additional fee or special assessment fee for the use of any common elements by a unit owner, the additional fees or special assessment fees shall be prorated in relation to the appraised value of a unit. Amends the Landlord and Tenant Act. Provides that if a landlord charges an additional fee for the use of any common areas by a tenant, the additional fees shall be prorated in relation to the size of the leased property.

LRB101 20238 LNS 69778 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. Association fees or special assessment fees. If an  
8 association charges an additional fee or special assessment fee  
9 for the use of any common elements by a unit owner, the  
10 additional fees or special assessment fees shall be prorated in  
11 relation to the appraised value of a unit.

12 Section 10. The Landlord and Tenant Act is amended by  
13 adding Section 20 as follows:

14 (765 ILCS 705/20 new)

15 Sec. 20. Additional fees for use of common areas. If a  
16 landlord charges an additional fee for the use of any common  
17 areas by a tenant, the additional fees shall be prorated in  
18 relation to the size of the leased property.

19 For purposes of this Section, "common areas" means property  
20 of the landlord offered for use by a tenant that is not a part  
21 of the leased premises.