

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 Residential Real Property Disclosure Act is  
5 amended by changing Sections 5, 15, 20, 30, 35, 40, 45, 50, 55,  
6 and 65 as follows:

7 (765 ILCS 77/5)

8 Sec. 5. Definitions. As used in this Act, unless the  
9 context otherwise requires, the following terms have the  
10 meaning given in this Section: -

11 "Residential real property" means real property improved  
12 with not less than one nor more than 4 residential dwelling  
13 units; units in residential cooperatives; or, condominium  
14 units, including the limited common elements allocated to the  
15 exclusive use thereof that form an integral part of the  
16 condominium unit. The term includes a manufactured home as  
17 defined in subdivision (53) of Section 9-102 of the Uniform  
18 Commercial Code that is real property as defined in the  
19 Conveyance and Encumbrance of Manufactured Homes as Real  
20 Property and Severance Act.

21 "Seller" means every person or entity who:

22 (1) is a beneficiary of an Illinois land trust; or

23 (2) has an interest, legal or equitable, in

1       residential property as:

2               (i) an owner; 7

3               (ii) a beneficiary of a trust; 7

4               (iii) a beneficiary pursuant to testate  
5       disposition, intestate succession, or a transfer on  
6       death instrument; or

7               (iv) a contract purchaser or lessee of a ground  
8       lease, who has an interest (legal or equitable) in  
9       residential real property. However, "seller" shall not  
10       include any person who has both (i) never occupied the  
11       residential real property and (ii) never had the  
12       management responsibility for the residential real  
13       property nor delegated such responsibility for the  
14       residential real property to another person or entity.

15       "Seller" does not include a party to a transfer that is  
16       exempt under Section 15.

17       "Prospective buyer" means any person or entity negotiating  
18       or offering to become an owner or lessee of a ground lease of  
19       residential real property by means of a transfer for value to  
20       which this Act applies.

21       "Contract" means a written agreement by the seller and  
22       prospective buyer that would, subject to the satisfaction of  
23       any negotiated contingencies, require the prospective buyer to  
24       accept a transfer of the residential real property.

25       (Source: P.A. 98-749, eff. 7-16-14; 99-78, eff. 7-20-15.)

1 (765 ILCS 77/15)

2 Sec. 15. Seller exemptions. ~~The provisions of this Act do~~  
3 ~~not apply to the following:~~ A seller in any of the following  
4 transfers is exempt from this Act, regardless of whether a  
5 disclosure report is delivered:

6 (1) Transfers pursuant to court order, including, but not  
7 limited to, transfers ordered by a probate court in  
8 administration of an estate, transfers between spouses  
9 resulting from a judgment of dissolution of marriage or legal  
10 separation, transfers pursuant to an order of possession,  
11 transfers by a trustee in bankruptcy, transfers by eminent  
12 domain, and transfers resulting from a decree for specific  
13 performance.

14 (2) Transfers from a mortgagor to a mortgagee by deed in  
15 lieu of foreclosure or consent judgment, transfer by judicial  
16 deed issued pursuant to a foreclosure sale to the successful  
17 bidder or the assignee of a certificate of sale, transfer by a  
18 collateral assignment of a beneficial interest of a land  
19 trust, or a transfer by a mortgagee or a successor in interest  
20 to the mortgagee's secured position or a beneficiary under a  
21 deed in trust who has acquired the real property by deed in  
22 lieu of foreclosure, consent judgment or judicial deed issued  
23 pursuant to a foreclosure sale.

24 (3) Transfers by a fiduciary in the course of the  
25 administration of a decedent's estate, guardianship,  
26 conservatorship, or trust. As used in this paragraph, "trust"

1 includes an Illinois land trust.

2 (4) Transfers from one co-owner to one or more other  
3 co-owners.

4 (5) Transfers from a decedent pursuant to testate  
5 disposition, ~~or~~ intestate succession, or a transfer on death  
6 instrument.

7 (6) Transfers made to a spouse, or to a person or persons  
8 in the lineal line of consanguinity of one or more of the  
9 sellers.

10 (7) Transfers from an entity that has taken title to  
11 residential real property from a seller for the purpose of  
12 assisting in the relocation of the seller, so long as the  
13 entity makes available to all prospective buyers a copy of the  
14 disclosure report form furnished to the entity by the seller.

15 (8) Transfers to or from any governmental entity.

16 (9) Transfers of newly constructed residential real  
17 property that has never ~~not~~ been occupied. This does not  
18 include rehabilitation of existing residential real property.

19 (Source: P.A. 88-111.)

20 (765 ILCS 77/20)

21 Sec. 20. Disclosure report requirements. A seller of  
22 residential real property shall complete all ~~applicable~~ items  
23 in the disclosure report document described in Section 35 ~~of~~  
24 ~~this Act~~. The seller shall deliver to the prospective buyer  
25 the written disclosure report statement required by this Act

1 before the signing of a contract ~~written agreement by the~~  
2 ~~seller and prospective buyer that would, subject to the~~  
3 ~~satisfaction of any negotiated contingencies, require the~~  
4 ~~prospective buyer to accept a transfer of the residential real~~  
5 ~~property.~~

6 (Source: P.A. 88-111.)

7 (765 ILCS 77/30)

8 Sec. 30. Disclosure report supplement. If, prior to  
9 closing, any seller becomes aware ~~has actual knowledge~~ of an  
10 error, inaccuracy, or omission in any prior disclosure report  
11 or supplement ~~document~~ after delivery of that disclosure  
12 report or supplement ~~document~~ to a prospective buyer, that  
13 seller shall supplement the prior disclosure report or  
14 supplement ~~document~~ with a written supplemental disclosure,  
15 delivered by any method set forth in Section 50.

16 (Source: P.A. 90-383, eff. 1-1-98; 91-357, eff. 7-29-99.)

17 (765 ILCS 77/35)

18 Sec. 35. Disclosure report form. The disclosures required  
19 of a seller by this Act shall be made in the following form:

20 RESIDENTIAL REAL PROPERTY DISCLOSURE REPORT

21 NOTICE: THE PURPOSE OF THIS REPORT IS TO PROVIDE  
22 PROSPECTIVE BUYERS WITH INFORMATION ABOUT MATERIAL DEFECTS IN  
23 THE RESIDENTIAL REAL PROPERTY BEFORE THE SIGNING OF A  
24 CONTRACT. THIS REPORT DOES NOT LIMIT THE PARTIES' RIGHT TO

1 CONTRACT FOR THE SALE OF RESIDENTIAL REAL PROPERTY IN "AS IS"  
 2 CONDITION. UNDER COMMON LAW, SELLERS WHO DISCLOSE MATERIAL  
 3 DEFECTS MAY BE UNDER A CONTINUING OBLIGATION TO ADVISE THE  
 4 PROSPECTIVE BUYERS ABOUT THE CONDITION OF THE RESIDENTIAL REAL  
 5 PROPERTY EVEN AFTER THE REPORT IS DELIVERED TO THE PROSPECTIVE  
 6 BUYER. COMPLETION OF THIS REPORT BY THE SELLER CREATES LEGAL  
 7 OBLIGATIONS ON THE SELLER; THEREFORE THE SELLER MAY WISH TO  
 8 CONSULT AN ATTORNEY PRIOR TO COMPLETION OF THIS REPORT.

9 Property Address: .....

10 City, State & Zip Code: .....

11 Seller's Name: .....

12 This Report is a disclosure of certain conditions of the  
 13 residential real property listed above in compliance with the  
 14 Residential Real Property Disclosure Act. This information is  
 15 provided as of ...(month) ...(day) ...(year), ~~and does not~~  
 16 ~~reflect any changes made or occurring after that date or~~  
 17 ~~information that becomes known to the seller after that date.~~

18 The disclosures herein shall not be deemed warranties of any  
 19 kind by the seller or any person representing any party in this  
 20 transaction.

21 In this form, "~~am~~ aware" means to have actual notice or  
 22 actual knowledge without any specific investigation or  
 23 inquiry. In this form, "material defect" means a condition  
 24 that would have a substantial adverse effect on the value of  
 25 the residential real property or that would significantly  
 26 impair the health or safety of future occupants of the

1 residential real property unless the seller reasonably  
2 believes that the condition has been corrected.

3 The seller discloses the following information with the  
4 knowledge that even though the statements herein are not  
5 deemed to be warranties, prospective buyers may choose to rely  
6 on this information in deciding whether or not and on what  
7 terms to purchase the residential real property.

8 The seller represents that to the best of his or her actual  
9 knowledge, the following statements have been accurately noted  
10 as "yes" (correct), "no" (incorrect), or "not applicable" to  
11 the property being sold. If the seller indicates that the  
12 response to any statement, except number 1, is yes or not  
13 applicable, the seller shall provide an explanation<sup>7</sup> in the  
14 additional information area of this form.

15 YES NO N/A

16 1..... Seller has occupied the property  
17 within the last 12 months.  
18 (If "no," please identify capacity or  
19 explain relationship to property.) ~~(No~~  
~~explanation is needed.)~~

20 2..... I currently have flood hazard  
21 insurance on the property.

22 3 ~~2~~..... I am aware of flooding or recurring  
23 leakage problems in the crawl  
24 space or basement.

25 4 ~~3~~..... I am aware that the property is

1 located in a floodplain ~~flood plain or~~  
 2 ~~that I currently have flood hazard~~  
 3 ~~insurance on the property.~~

4 5 4..... I am aware of material defects in  
 5 the basement or foundation  
 6 (including cracks and bulges).

7 6 5..... I am aware of leaks or material  
 8 defects in the roof, ceilings, or  
 9 chimney.

10 7 6..... I am aware of material defects in  
 11 the walls, windows, doors, or floors.

12 8 7..... I am aware of material defects in  
 13 the electrical system.

14 9 8..... I am aware of material defects in  
 15 the plumbing system (includes  
 16 such things as water heater, sump  
 17 pump, water treatment system,  
 18 sprinkler system, and swimming  
 19 pool).

20 10 9..... I am aware of material defects in  
 21 the well or well equipment.

22 11 ~~10~~..... I am aware of unsafe conditions in  
 23 the drinking water.

24 12 ~~11~~..... I am aware of material defects in  
 25 the heating, air conditioning, or  
 26 ventilating systems.



1 of termites or other wood boring  
2 insects.

3 21 ~~20~~..... I am aware of underground fuel  
4 storage tanks on the property.

5 22 ~~21~~..... I am aware of boundary or lot line  
6 disputes.

7 23 ~~22~~..... I have received notice of violation  
8 of local, state or federal laws  
9 or regulations relating to this  
10 property, which violation has not  
11 been corrected.

12 24 ~~23~~..... I am aware that this property has  
13 been used for the manufacture  
14 of methamphetamine as  
15 defined in Section 10 of  
16 the Methamphetamine Control  
17 and Community Protection Act.

18 Note: These disclosures are not intended to cover the  
19 common elements of a condominium, but only the actual  
20 residential real property including limited common elements  
21 allocated to the exclusive use thereof that form an integral  
22 part of the condominium unit.

23 Note: These disclosures are intended to reflect the  
24 current condition of the premises and do not include previous  
25 problems, if any, that the seller reasonably believes have  
26 been corrected.

1 If any of the above are marked "not applicable" or "yes",  
2 please explain here or use additional pages, if necessary:

3 .....  
4 .....  
5 .....

6 Check here if additional pages used: .....

7 Seller certifies that seller has prepared this report  
8 ~~statement~~ and certifies that the information provided is based  
9 on the actual notice or actual knowledge of the seller without  
10 any specific investigation or inquiry on the part of the  
11 seller. The seller hereby authorizes any person representing  
12 any principal in this transaction to provide a copy of this  
13 report, and to disclose any information in the report, to any  
14 person in connection with any actual or anticipated sale of  
15 the property.

16 (This paragraph shall be printed in boldface type.) THE  
17 SELLER ACKNOWLEDGES THAT THE SELLER IS REQUIRED TO PROVIDE  
18 THIS DISCLOSURE REPORT TO THE PROSPECTIVE BUYER BEFORE THE  
19 SIGNING OF THE CONTRACT AND HAS A CONTINUING OBLIGATION,  
20 PURSUANT TO SECTION 30 OF THE RESIDENTIAL REAL PROPERTY  
21 DISCLOSURE ACT, TO SUPPLEMENT THIS DISCLOSURE PRIOR TO  
22 CLOSING.

23 Seller: ..... Date: .....

24 Seller: ..... Date: .....

25 THE PROSPECTIVE BUYER IS AWARE THAT THE PARTIES MAY CHOOSE  
26 TO NEGOTIATE AN AGREEMENT FOR THE SALE OF THE PROPERTY SUBJECT

1 TO ANY OR ALL MATERIAL DEFECTS DISCLOSED IN THIS REPORT ("AS  
 2 IS"). THIS DISCLOSURE IS NOT A SUBSTITUTE FOR ANY INSPECTIONS  
 3 OR WARRANTIES THAT THE PROSPECTIVE BUYER OR SELLER MAY WISH TO  
 4 OBTAIN OR NEGOTIATE. (The remainder of this paragraph shall be  
 5 printed in boldface type.) THE FACT THAT THE SELLER IS NOT  
 6 AWARE OF A PARTICULAR CONDITION OR PROBLEM IS NO GUARANTEE  
 7 THAT IT DOES NOT EXIST. THE PROSPECTIVE BUYER IS AWARE THAT THE  
 8 PROSPECTIVE BUYER ~~HE~~ MAY REQUEST AN INSPECTION OF THE PREMISES  
 9 PERFORMED BY A QUALIFIED PROFESSIONAL.

10 Prospective Buyer: ..... Date: ..... Time: ....

11 Prospective Buyer: ..... Date: ..... Time: ....

12 (Source: P.A. 98-754, eff. 1-1-15.)

13 (765 ILCS 77/40)

14 Sec. 40. Material defect.

15 (a) If a seller discloses a material defect in the  
 16 Residential Real Property Disclosure Report, including a  
 17 response to any statement that is answered "yes" except  
 18 numbers 1 and 2, and, in violation of Section 20, it is  
 19 delivered to the prospective buyer after all parties have  
 20 signed a contract, the prospective buyer, within 5 business  
 21 days after receipt of that report, may terminate the contract  
 22 or other agreement with the return of all earnest money  
 23 deposits or down payments paid by the prospective buyer in the  
 24 transaction without any liability to or recourse by the  
 25 seller. ~~If a material defect is disclosed in the Residential~~

1 ~~Real Property Disclosure Report, after acceptance by the~~  
2 ~~prospective buyer of an offer or counter offer made by a~~  
3 ~~seller or after the execution of an offer made by a prospective~~  
4 ~~buyer that is accepted by the seller for the conveyance of the~~  
5 ~~residential real property, then the prospective buyer may,~~  
6 ~~within 3 business days after receipt of that report by the~~  
7 ~~prospective buyer, terminate the contract or other agreement~~  
8 ~~without any liability or recourse except for the return to~~  
9 ~~prospective buyer of all earnest money deposits or down~~  
10 ~~payments paid by prospective buyer in the transaction.~~

11 (b) If a seller discloses a material defect is disclosed  
12 in a supplement to this disclosure report document, the  
13 prospective buyer shall not have a right to terminate unless:  
14 (i) the material defect results from an error, inaccuracy, or  
15 omission of which the seller had actual knowledge at the time  
16 the prior disclosure document was completed and signed by the  
17 seller; (ii) the material defect is not repairable prior to  
18 closing; or (iii) the material defect is repairable prior to  
19 closing, but within 5 business days after the delivery of the  
20 supplemental disclosure, the seller declines, or otherwise  
21 fails to agree in writing, to repair the material defect.

22 (c) The right to terminate the contract, however, shall no  
23 longer exist after the conveyance of the residential real  
24 property. For purposes of this Act the termination shall be  
25 deemed to be made when written notice of termination is  
26 personally delivered to at least one of the sellers by any

1 method set forth in Section 50, at the contact information  
2 provided by any seller or indicated in the contract or other  
3 agreement. Nothing in subsection (a) or (b) shall limit the  
4 remedies available under the contract or Section 55 ~~identified~~  
5 ~~in the contract or other agreement or when deposited,~~  
6 ~~certified or registered mail, with the United States Postal~~  
7 ~~Service, addressed to one of the sellers at the address~~  
8 ~~indicated in the contract or agreement, or, if there is not an~~  
9 ~~address contained therein, then at the address indicated for~~  
10 ~~the residential real property on the report.~~

11 (Source: P.A. 90-383, eff. 1-1-98.)

12 (765 ILCS 77/45)

13 Sec. 45. Other law. This Act is not intended to limit  
14 remedies or modify any obligation to disclose created by any  
15 other statute or that may exist in common law in order to avoid  
16 fraud, misrepresentation, or deceit in the transaction.

17 (Source: P.A. 88-111.)

18 (765 ILCS 77/50)

19 Sec. 50. Delivery of disclosure report. Delivery of the  
20 Residential Real Property Disclosure Report provided by this  
21 Act shall be by:

22 (1) personal delivery or facsimile, email, or other  
23 electronic delivery to the prospective buyer at the  
24 contact information provided by the prospective buyer or

1 indicated in the contract or other agreement;

2 (2) depositing the report with the United States  
3 Postal Service, postage prepaid, first class mail,  
4 addressed to the prospective buyer at the address provided  
5 by the prospective buyer or indicated on the contract or  
6 other agreement; or

7 (3) depositing the report with an alternative delivery  
8 service such as Federal Express or ~~7~~ UPS, ~~or Airborne,~~  
9 delivery charges prepaid, addressed to the prospective  
10 buyer at the address provided by the prospective buyer or  
11 indicated on the contract or other agreement.

12 For purposes of this Act, delivery to one prospective  
13 buyer is deemed delivery to all prospective buyers. Delivery  
14 to an authorized individual acting on behalf of a prospective  
15 buyer constitutes delivery to all prospective buyers. Delivery  
16 of the report is effective upon receipt by the prospective  
17 buyer. Receipt may be acknowledged on the report, acknowledged  
18 in an agreement for the conveyance of the residential real  
19 property, or shown in any other verifiable manner.

20 (Source: P.A. 91-357, eff. 7-29-99.)

21 (765 ILCS 77/55)

22 Sec. 55. Violations and damages. If the seller fails or  
23 refuses to provide the disclosure report ~~document~~ prior to the  
24 conveyance of the residential real property, the prospective  
25 buyer shall have the right to terminate the contract. A seller

1 ~~person~~ who knowingly violates or fails to perform any duty  
2 prescribed by any provision of this Act or who discloses any  
3 information on the Residential Real Property Disclosure Report  
4 that the seller ~~he~~ knows to be false shall be liable in the  
5 amount of actual damages and court costs, and the court may  
6 award reasonable attorney's ~~attorney~~ fees incurred by the  
7 prevailing party.

8 (Source: P.A. 90-383, eff. 1-1-98.)

9 (765 ILCS 77/65)

10 Sec. 65. A copy of Sections 5 through 65 of Article 2 of  
11 this Act, excluding Section 35, must be printed on or as a part  
12 of the Residential Real Property Disclosure Report form.

13 (Source: P.A. 88-111.)

14 Section 99. Effective date. This Act takes effect upon  
15 becoming law.

1 INDEX

2 Statutes amended in order of appearance

3 765 ILCS 77/5

4 765 ILCS 77/15

5 765 ILCS 77/20

6 765 ILCS 77/30

7 765 ILCS 77/35

8 765 ILCS 77/40

9 765 ILCS 77/45

10 765 ILCS 77/50

11 765 ILCS 77/55