

HB2096



103RD GENERAL ASSEMBLY

State of Illinois

2023 and 2024

HB2096

Introduced 2/7/2023, by Rep. Janet Yang Rohr

SYNOPSIS AS INTRODUCED:

765 ILCS 165/45

Amends the Homeowners' Energy Policy Statement Act. Provides that the Act applies to the portion of a shared roof owned solely by the owner of the residence beneath the roof if the owner agrees to be responsible for the maintenance of the roof under the solar panels.

LRB103 26043 LNS 52398 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 Homeowners' Energy Policy Statement Act is
5 amended by changing Section 45 as follows:

6 (765 ILCS 165/45)

7 Sec. 45. Inapplicability; applicability.

8 (a) Except as provided in subsection (b), this Act does

9 ~~This Act shall~~ not apply to any building that:

10 (1) is greater than 60 feet in height; or

11 (2) has a shared roof and is subject to a homeowners'
12 association, common interest community association,
13 condominium unit owners' association.

14 (b) This Act applies to the portion of a shared roof owned
15 solely by the owner of the residence beneath the roof if the
16 owner agrees to be responsible for the maintenance of the roof
17 under the solar panels.

18 (c) As used in this Section, "shared roof" means any roof
19 that (i) serves more than one unit, including, but not limited
20 to, a contiguous roof serving adjacent units, or (ii) is part
21 of the common elements or common area.

22 (Source: P.A. 102-161, eff. 7-26-21.)