

HB0006



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB0006

Introduced 1/9/2025, by Rep. La Shawn K. Ford

SYNOPSIS AS INTRODUCED:

New Act

Creates the Blight Mitigation Act. Provides that a property owner that lives within one-fourth of a mile of and on the same street as residential real property that has been abandoned may, after the property has been continuously abandoned for 12 months, petition the court for title to the land. Provides that the court shall order that title to the real property be transferred to the petitioner if the petitioner presents clear and convincing evidence that: (1) the property is abandoned; (2) the owner of the property has been made a party to the action in accordance with the Code of Civil Procedure and court rules; and (3) the property is not: listed for sale on a multiple listing service; being maintained in receivership status; or under contract for sale. Effective immediately.

LRB104 03377 JRC 13399 b

A BILL FOR

1 AN ACT concerning local government.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 1. Short title. This Act may be cited as the Blight
5 Mitigation Act.

6 Section 5. Right of possession.

7 (a) A property owner that lives within one-fourth of a
8 mile of and on the same street as residential real property
9 that has been abandoned may, after the property has been
10 continuously abandoned for 12 months, petition the court for
11 title to the land.

12 (b) The court shall order that title to the real property
13 be transferred to the petitioner if the petitioner presents
14 clear and convincing evidence that:

15 (1) the property is abandoned;

16 (2) the owner of the property has been made a party to
17 the action in accordance with the Code of Civil Procedure
18 and court rules; and

19 (3) the property is not:

20 (i) listed for sale on a multiple listing
21 service;

22 (ii) being maintained in receivership status;

23 or

1 (iii) under contract for sale.

2 (c) As used in this Act, "abandoned" means:

3 (1) the property has been tax delinquent for 2 or more
4 years; and

5 (2) the property is unoccupied by persons legally in
6 possession.

7 Section 99. Effective date. This Act takes effect upon
8 becoming law.