

# HB1901



## 94TH GENERAL ASSEMBLY

### State of Illinois

2005 and 2006

HB1901

Introduced 2/14/2005, by Rep. Michael J. Madigan - Barbara Flynn Currie - Daniel J. Burke

#### SYNOPSIS AS INTRODUCED:

765 ILCS 77/55

Amends the Residential Real Property Disclosure Act. Makes a technical change in a Section concerning violations and damages.

LRB094 02907 LCB 32908 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 Residential Real Property Disclosure Act is  
5 amended by changing Section 55 as follows:

6 (765 ILCS 77/55)

7 Sec. 55. Violations and damages. If the ~~the~~ seller fails or  
8 refuses to provide the disclosure document prior to the  
9 conveyance of the residential real property, the buyer shall  
10 have the right to terminate the contract. A person who  
11 knowingly violates or fails to perform any duty prescribed by  
12 any provision of this Act or who discloses any information on  
13 the Residential Real Property Disclosure Report that he knows  
14 to be false shall be liable in the amount of actual damages and  
15 court costs, and the court may award reasonable attorney fees  
16 incurred by the prevailing party.

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