



## 97TH GENERAL ASSEMBLY

### State of Illinois

2011 and 2012

HB0172

Introduced 1/18/2011, by Rep. André M. Thapedi

#### SYNOPSIS AS INTRODUCED:

35 ILCS 5/221 new  
765 ILCS 605/18.3a new

Amends the Illinois Income Tax Act and the Condominium Property Act. Provides that a condominium unit owners' association that is created on or after the effective date of the amendatory Act must require that all members of its board of managers complete a management training seminar. Provides that a member of a board of managers of such an association is entitled to a credit against his or her Illinois income tax liability in an amount equal to 50% of the cost of that training. Effective immediately.

LRB097 05782 HLH 45849 b

FISCAL NOTE ACT  
MAY APPLY

A BILL FOR

1 AN ACT concerning revenue.

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

4 Section 5. The Illinois Income Tax Act is amended by adding  
5 Section 221 as follows:

6 (35 ILCS 5/221 new)

7 Sec. 221. Credit for cost of condominium management  
8 training.

9 (a) For taxable years ending on or after December 31, 2010,  
10 a taxpayer who is a member of a condominium unit owners'  
11 association board of managers is entitled to a credit against  
12 the tax imposed by subsections (a) and (b) of Section 201 of  
13 this Act in an amount equal to 50% of the cost of management  
14 training incurred by the taxpayer for the purpose of complying  
15 with Section 18.3a of the Condominium Property Act.

16 (b) In no event shall a credit under this Section reduce  
17 the taxpayer's liability to less than zero. If the amount of  
18 the credit exceeds the tax liability for the year, the excess  
19 may be carried forward and applied to the tax liability of the  
20 5 taxable years following the excess credit year. The tax  
21 credit shall be applied to the earliest year for which there is  
22 a tax liability. If there are credits for more than one year  
23 that are available to offset a liability, the earlier credit

1 shall be applied first.

2 (c) The credit authorized under this Section is exempt from  
3 Section 250.

4 (d) This Section applies only in the case of a unit owners'  
5 association created on or after the effective date of this  
6 amendatory Act of the 97th General Assembly.

7 Section 10. The Condominium Property Act is amended by  
8 adding Section 18.3a as follows:

9 (765 ILCS 605/18.3a new)

10 Sec. 18.3a. Board of managers training. Every unit owners'  
11 association that is created on or after the effective date of  
12 this amendatory Act of the 97th General Assembly must require  
13 that all members of its board of managers complete a management  
14 training seminar.

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