



Rep. Carol A. Sente

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09700HB0991ham001

LRB097 03811 AJO 51709 a

1 AMENDMENT TO HOUSE BILL 991

2 AMENDMENT NO. _____. Amend House Bill 991 by replacing
3 everything after the enacting clause with the following:

4 "Section 5. The Homeowners' Solar Rights Act is amended by
5 changing Section 20 as follows:

6 (765 ILCS 165/20)

7 Sec. 20. Deed restrictions; covenants. No deed
8 restrictions, covenants, or similar binding agreements running
9 with the land shall prohibit or have the effect of prohibiting
10 a solar energy system from being installed on a building
11 erected on a lot or parcel covered by the deed restrictions,
12 covenants, or binding agreements, if the building is subject to
13 a homeowners' association, common interest community
14 association, or condominium unit owners' association. A
15 property owner may not be denied permission to install a solar
16 energy system by any entity granted the power or right in any

1 deed restriction, covenant, or similar binding agreement to
2 approve, forbid, control, or direct alteration of property.
3 However, for purposes of this Act, the entity may determine the
4 specific location where a solar energy system may be installed
5 on the roof within an orientation to the south or within 45
6 degrees east or west of due south provided that the
7 determination does not impair the effective operation of the
8 solar energy system. Each homeowners' association, common
9 interest community association, or condominium unit owners'
10 association shall adopt an energy policy statement regarding
11 the location, design, and architectural requirements of
12 composting, rainwater collection, solar energy, or wind energy
13 collection systems within 120 days after an association
14 receives a request for a policy statement or an application
15 from an association member. An association shall disclose, upon
16 request, its energy policy statement and shall include the
17 statement in its homeowners' common interest community, or
18 condominium unit owners' association declaration.

19 (Source: P.A. 96-1436, eff. 1-1-11.)".