



97TH GENERAL ASSEMBLY

State of Illinois

2011 and 2012

SB1593

Introduced 2/9/2011, by Sen. Pamela J. Althoff

SYNOPSIS AS INTRODUCED:

765 ILCS 605/2.1

from Ch. 30, par. 302.1

Amends the Condominium Property Act. Creates a new exception to the Act. Provides that the Act applies to all condominiums, except it does not apply (instead of the Act applies to all condominiums unless otherwise expressly provided in the Act) to a condominium or a condominium unit owners' association with either 10 units or less or annual budgeted assessments of \$100,000 or less, unless the association affirmatively elects to be covered by this Act by a majority of its directors and unit owners. Provides that a condominium or a condominium unit owners' association that has either 10 units or less or annual budgeted assessments of \$50,000 or less is exempt from provisions of the Act concerning board meetings being open to unit owners, quorum requirements at an owners' meeting, special meetings, and notices of meetings, but the board of directors of the association is required to provide notice of meetings to unit owners in a manner and at a time that will allow unit owners to participate in those meetings. Effective immediately.

LRB097 06578 AJO 46663 b

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 Condominium Property Act is amended by
5 changing Section 2.1 as follows:

6 (765 ILCS 605/2.1) (from Ch. 30, par. 302.1)

7 Sec. 2.1. Applicability.

8 (a) Unless otherwise expressly provided in another Section
9 and except as provided in subsection (b), the provisions of
10 this Act are applicable to all condominiums in this State. Any
11 provisions of a condominium instrument that contains
12 provisions inconsistent with the provisions of this Act are
13 void as against public policy and ineffective.

14 (b) A condominium or a condominium unit owners' association
15 that has either (i) 10 units or less or (ii) annual budgeted
16 assessments of \$100,000 or less shall be exempt from this Act,
17 unless the association affirmatively elects to be covered by
18 this Act by a majority of its directors and unit owners.

19 (c) A condominium or a condominium unit owners' association
20 that has either (i) 10 units or less or (ii) annual budgeted
21 assessments of \$50,000 or less shall be exempt from paragraph
22 (3) of subsection (a) of Section 12, paragraphs (9) and (10) of
23 subsection (a) of Section 18, and paragraphs (1), (3), (5), and

1 (6) of subsection (b) of Section 18, but the board of directors
2 of the association shall be required to provide notice of
3 meetings to unit owners in a manner and at a time that will
4 allow unit owners to participate in those meetings.

5 (Source: P.A. 89-41, eff. 6-23-95.)

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