

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 Property Tax Code is amended by adding
5 Section 27-55a as follows:

6 (35 ILCS 200/27-55a new)

7 Sec. 27-55a. Restrictive covenants; waiver of certain
8 rights. A deed restriction, restrictive covenant, or similar
9 provision may not waive, prohibit, or restrict the right to
10 notice of a public hearing or the right to object, oppose, or
11 challenge (i) the creation of a special service area, (ii) the
12 levy of any tax of a special service area, or (iii) the
13 issuance of bonds of a special service area. Any such deed
14 restriction, restrictive covenant, or similar provision shall
15 not be enforceable and is null and void against the property
16 owner, lot or unit owner of the common interest community,
17 condominium, or cooperative. The term "common interest
18 community" in this Section has the same meaning as set forth in
19 Section 9-102(c) of the Code of Civil Procedure.

20 Section 99. Effective date. This Act takes effect upon
21 becoming law.