

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

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