

# Illinois Rental Property Owners Association

## 2009 Legislative Summary

This year in Springfield:

- 2500 Bills were proposed in the State Senate
- 4680 Bills were proposed in the State House of Representatives

Throughout 2009, IRPOA's Lobbyist and IRPOA's Political Action Committee worked on your behalf to protect your interests as landlords and property owners in Illinois. The major theme of our efforts this year has been to raise the awareness of legislators to the realities of the landlord's situation. We want our legislators to:

***Make people accountable for their own actions or inactions.***

This year we sifted through over 7000 bills, finding 52 of them that needed to be read in detail and monitored. Nine of these required more of our attention in the way of discussion and grassroots lobbying. In addition, we introduced 2 bills this year. One of our bills was put on hold for later work, and the other has lead to discussions and negotiations with the utility companies.

*So far, 817 bills have been signed into law this year. Here are a few that pertain to property owners, landlords and investors.*

## New Laws Passed in 2009

### **HB3863 Mortgage Foreclosure - Tenant Notice**

Mandates procedures that new owners of foreclosed properties must follow with regard to occupants.

**Public Act 96-0111**

Effective 10/29/09

### **HB1336 LLC-MEMBER MANAGER AUTHORITY**

In a manager-managed LLC a member is held to specified standards of conduct to the extent that the member exercises managerial authority.

**Public Act 96-0223**

Effective 1/1/10

### **HB 0214 Real Property Disclosure - Meth Labs**

Seller must disclose if property has been used as a Meth Lab.

**Public Act 96-0232**

Effective 8/11/09

### **HB3934 CRIM CD-THEFT-RENT**

If you falsely pose as a landlord or landlord's employee and collect rent you will face felony charges - ranges from class 3 to class X.

**Public Act 96-0496**

Effective 1/1/10

## New protected class!!!

### **Amendment to Illinois Human Rights Act**

"Order of protection status" means a person's status as being a person protected under an order of protection issued pursuant to the Illinois Domestic Violence Act of 1986 or an order of protection issued by a court of another state.

**Public Act 096-0447**

Effective 1/1/10

### **HB0688 Condo - Distressed Property**

Defines a distressed project and establishes a mechanism for a municipality to appoint a receiver and take over. Added to the condominium act.

**Public Act 96-0174**

Effective 1/1/10

**HB0155 Condo Right of First Refusal - Buyer Financing**

**Public Act 96-0228**

Condo association can't exercise a right of first refusal based on type of financing used by the buyer.

Effective 1/1/10

**SB0154 Condo By Laws**

**Public Act 96-0055**

Owners votes don't count towards a Quorum when fees more than 60 days in arrears.

Effective 1/1/10

**SB1894 REAL ESTATE LICENSE-BROKER**

Pending Governor's Signature

This renews the real estate license law. Last minute addendums added language allowing municipalities to lien "abandoned" properties for various services. The definition of abandoned is "vacant for 3 or more months". Notice requirements are ill defined.

Will be effective immediately.

Reported by Jane Garvey, Chicago Creative Investors Association

11/15/09

**Support your lobbying goals in Springfield!**

**Be represented at the table when legislation is drafted.**

**Monitor legislation as it is introduced.**

**Defeat bad bills in Springfield.**

**Get favorable legislation passed.**

Donate to the Illinois Rental Property Owners Association

Make Checks Payable to: IRPOA

In the memo section write: Lobbyist Fund - CCIA

Send to: 811 Rollins Road #42, Round Lake Beach, IL 60073

*Thank you for helping support this worthwhile cause.*