

# Illinois Rental Property Owners Association



## Legislative Report – Final 2018

More details on each law or bill can be found at the Illinois State website at [www.ilga.gov](http://www.ilga.gov)

- SB 2432 – New Law PA 100-1048 - Foreclosure Fee Split – Amends Foreclosure Rescue Fraud Act 8/23/18
- **HB 4268** – New Law PA 100-0670 - Home Repair – Consumer Notices – adds section on waivers of lien. 1/1/19
- **SB 2309** – New Law. - Transfer of Trust Property – P 100-0786 Eliminates need to accept conveyance of real property or recording 1/1/19
- **HB 5176** – New Law – PA 100-0685 - Property Tax – Notice of purchase at a judicial sale must be published in newspaper. 8/3/18
- **SB3215** – New Law – PA 100-0890 Sale in Error – Reversal of Tax lien on property that has been destroyed or become uninhabitable. 1/1/19
- **HB 4317** – New Law - Service Member Leases – family of service member who is killed while on active duty may terminate lease
- HB 3773 – New Law – PA 100-200 – Smoke Detector Act Amendment - 1/1/23
- SB2481 – Veto Overridden - New Law – PA 100-1124 – Court of Claims Awards limits raised from \$100K to \$2.5Million
- **SB 3103** - Veto Held - Immigrant Tenant Protection Act – no inquiry into status is allowed, and no disclosure
- **SB 3052** – Veto Held - Limits Retainage % in Construction Contracts to no more than 10% when <50% of work done and 5% when >50%.
- **SB 3512** – Rent Control – Bringing up again next spring - Establishes Rent Control Boards in every County
- **HB 2430, SB 2310 & SB 3542** – Rent Control – Stalled - Lift statewide ban on rent control by repealing Rent Control Preemption Act
- **HB 4760** – Evictions – Stalled - Seal Court Record for 1<sup>st</sup> 30 days & later. Unlawful to disseminate information in the sealed file.
- **HB 5326** – Municipal Crime Free Rental Housing – Stalled – allows non home rule communities to pass Crime Free Rental Housing
- **HB 5519** – Immigrant Tenant Protection Act
- HB 4318 – Sex Offender Residence – Tabled - Among other things increases allowable distance to victims to 1 mile from 500’.
- SB 2592 – Criminal Code Definition – Stalled - Common areas are not part of the dwelling
- **HB 4390** – Criminal Building Management – Felony – Commercial property create dangerous condition – conceal it.
- HB 4912 – Service Animal Integrity Act
- **HB 5199** – Abandoned Real Property – Stalled – Neighbors could petition court for title to abandoned property
- HB 4558 – Environmental Barriers – Stairs - stalled - put a detectable warning for blind at top and bottom step
- SB 2890 – Lead Abatement List - stalled
- HB 4315 – EPA – Groundwater monitoring – stalled - on demolition and disposal. Increases cost of construction.
- HJR69 – Fair and Equitable Assessments – stalled
- HB 5188 – Conveyances Act - Pure Notice – stalled
- HB 5126 & SB 3165 – Condo Act - Member Personal Info - stalled
- SB 2869 – & HB 5802 - Illinois Rehabilitation and Revitalization Tax Credit Act - stalled
- HB 4343 – Local Government Stabilization Act –Township to rehab vacant and abandoned properties in depressed areas - stalled
- HB 4693? – Property Tax – Exemption Amount – brings other counties in line with Cook County
- HB 4770 – Erroneous Homestead Exemptions – Stalled - Allows counties to vote to adopt the law that currently only affects Cook
- SB 2336 – Property Tax – Stalled - Taxing Districts can fight changes in assessed value of \$100K plus.
- HB 4237 –Income Tax – Stalled - Charitable Contribution

### Active from 2017 Session

- HB 471 – Rental of Foreclosure Property - stalled
- SB 1331 – Source of Income – Stalled - statewide protected class
- SB 1765 & HB 2428 – Stalled - Homestead Exemptions