9-15-19

Please learn what your new obligations are under these new laws. The details can be found at [www.ilga.gov](http://www.ilga.gov) by looking up the bill number.

Illinois Realtor Licensing Act

[ILGA.gov](https://cciainfo.us6.list-manage.com/track/click?u=c6ac2c185e082e3a91cf6611c&id=bc0f172b2a&e=6cfbf03bb7) [SB-1872](https://cciainfo.us6.list-manage.com/track/click?u=c6ac2c185e082e3a91cf6611c&id=2efd38efe3&e=6cfbf03bb7) or Public Act 101-0357

Rules are still being written on how it will be implemented. And, we may be able to have a bill put through to make changes. But, we need lots of action from investors and real estate licensees.

**Pay attention to new requirements for who needs a real estate license:**

*Page 3: "Section 1-10 (5) Whether for another* ***or themselves****, engages in a pattern of business of* ***buying, selling, offering to buy or sell, marketing for sale, exchanging, or otherwise dealing in contracts, including assignable contracts for the purchase or sale of, or options on real estate or improvements*** *thereon. For purposes of this definition, an individual or entity will be found to have engaged in a pattern of business if the individual or entity by itself or with any combination of other individuals or entities, whether as partners or common owners in another entity, has engaged in one or more of these practices on 2 or more occasions in any 12-month period."*

Big ?s A real estate license has been required to represent others in their transactions. The new Real Estate License Act has added a requirement to hold a license to represent myself. Seriously, do I now need a license to buy or sell an option or other interest in real estate for my own account? As an owner of real estate, can I no longer sell an option without holding a real estate license? Can I no longer buy a property via an assignable contract (which I would assign into an LLC or Trust at closing)? The new law doesn’t appear to allow you to have a Broker represent you when buying or selling an option. Would it be an ethics violation for them to sell you an option or contingent contract that they own if you need to be a Broker to buy them?

**Call your own Senator and Representative – they all voted for it!**

And those that signed up as Sponsors of the Act

* Senator Neil Anderson 309-736-7084 (R-Moline)
* Senator Emil Jones, III 773-995-7748 (D-Chicago)
* Rep Robert Rita 708-396-2822 (D-Blue Island)
* Rep Keith Sommer 309-263-9242 (R-Morton) sommer@mtco.com
* Rep Mark Batnick 815-254-0000 (R-Plainfield) batinick@ilhousegop.org
* Rep Camille Lilly 773-473-7300 (D-Oak Park) staterepcamilleylilly@gmail.com
* Rep Stephanie Kifowit 630-585-1308 (D-Aurora) stephanie.kifowit@att.net
* Rep Andrew Chesney 815-232-0774 (R-Freeport) Chesney@ilhousegop.org

Call the Illinois Association of Realtors RPAC Team – 217-529-2600

Ask any Realtors you do business with to call or write the Government Affairs.

Greg St. Aubin Senior VP, Governmental Affairs - gstaubin@illinoisrealtors.org

**Illinois Department of Financial and Professional Regulation**

These are the people who will enforce the new law. 1-888-473-4858

Call and express your concern and ask them questions.

**JUST Housing Ordinance – Cook County**

•Cook County Commission on Human Rights

•2 Step Screening - Limits inquiries into criminal history until other screening is completed.

•Limits to a 5 year look back.

•Only Crimes in 3 categories that they think “present risk”.

•Felony drug • Violent crime • Criminal Sexual assault

 Does not include property crimes.

•Applicant has 10 days to dispute the findings

•Effective date moved to 12/31/19.

**Accepting public comment on new rules!!!!**

Please express your concerns to: cookcounty.board@cookcountyil.gov

**SB 1780-HFA3 – Amends the Human Rights Act**

Public Act 101-0565takes effect 1/1/2020

 - Protects persons with:

 Arrest record, Juvenile Record or Expunged Criminal Records

 You can’t inquire about or make a record of this background.

 Aggrieved party merely has to think you may violate their rights under this to

 be aggrieved.

Please contact your community leaders about this. Particularly in communities with Crime Free Housing Ordinances.

**HB 3671 – Service Animals - Accommodations –**

Public Act 101-0518takes effect 1/1/2020

Creates the Assistance and Service Act. Landlord may not prohibit animal or charge pet fees or deposit. Landlord may require documentation of need, but allows online diagnosis and prescription of need by almost any 3rd party. Tenant shall cover damages to property or persons. Landlord not liable for injuries.

**SB1290 – Immigrant Tenant Protection –**

 Public Act 101-0439Took effect 8/21/19

prohibits harassment or threats to disclose (or actual disclosure of) information regarding actual or perceived immigration or citizenship status.

Please learn what your new obligations are under these new laws. The details can be found at [www.ilga.gov](http://www.ilga.gov) by looking up the bill number.

Please start working on building a working relationship with your legislators. Every indication is that rent control is going to be brought up again in the fall veto session in Springfield. We need to make sure our voices continue to be heard on this issue.

*Donations to help with our legislative efforts can now be made directly to IRPOA at*[***www.irpoa.org***](http://www.irpoa.org)

The foregoing shall not apply to or limit a vested owner’s ability to sell either an entire or partial interest in real estate owned by that vested owner.