



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB1593

Introduced 1/28/2025, by Rep. Laura Faver Dias

SYNOPSIS AS INTRODUCED:

New Act

Creates the Homeowners' Little Free Library Act. Provides that an association shall not prohibit any resident or owner from operating a little free library on the resident's or owner's property so long as the area is maintained, the little free library does not extend over or onto neighboring properties, public or common sidewalks, pathways, streets or other public or common areas or elements, and does not interfere with traffic or utilities. Provides that an association may adopt reasonable rules and regulations governing a little free library that do not impair a little free library's maintenance and care or impose height restrictions. Defines terms. Effective immediately.

LRB104 06863 RTM 16899 b

1 AN ACT concerning local government.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 1. Short title. This Act may be cited as the
5 Homeowners' Little Free Library Act.

6 Section 5. Definitions. As used in this Act unless the
7 context otherwise requires:

8 "Association" has the meaning set forth in subsection (o)
9 of Section 2 of the Condominium Property Act or Section 1-5 of
10 the Common Interest Community Association Act, as applicable.

11 "Little free library" means a small structure on a
12 resident's property designed, advertised, and used for
13 depositing and withdrawing books by the public.

14 Section 10. No prohibition on little free libraries.

15 (a) An association shall not prohibit any resident or
16 owner from operating a little free library on the resident's
17 or owner's property so long as the little free library is
18 maintained, does not extend over or onto neighboring
19 properties, public or common sidewalks, pathways, streets or
20 other public or common areas or elements, and does not
21 interfere with traffic or utilities.

22 (b) An association may adopt reasonable rules and

1 regulations governing a little free library that do not impair
2 a little free library's maintenance and care or impose height
3 restrictions.

4 (c) This Section shall not apply to common areas or
5 elements or to other property owned by the association or
6 other owners in which the resident or owner does not have
7 authority establish a little free library.

8 Section 99. Effective date. This Act takes effect upon
9 becoming law.