



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB3112

Introduced 2/18/2025, by Rep. Blaine Wilhour

SYNOPSIS AS INTRODUCED:

765 ILCS 60/7

from Ch. 6, par. 7

765 ILCS 60/7.5 new

Amends the Property Owned By Noncitizens Act. Provides that, beginning on the effective date of the amendatory Act, the Governor shall take such actions as may be necessary to prohibit the purchase of public or private real estate located in Illinois by any noncitizens. Provides that the Commission on Government Forecasting and Accountability shall submit to the General Assembly a report that details the history of purchases of public and private real estate located in the State by noncitizens; provides more information on the percentage of real estate located in the State that is owned by noncitizens; and offers recommendations to make it easier for citizens and harder for noncitizens to purchase real estate located in the State, including farmland. Repeals the provisions 5 years after the effective date of the Act. Makes conforming changes.

LRB104 10033 JRC 20104 b

1 AN ACT concerning civil law.

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

4 Section 5. The Property Owned By Noncitizens Act is
5 amended by changing Section 7 and by adding Section 7.5 as
6 follows:

7 (765 ILCS 60/7) (from Ch. 6, par. 7)

8 Sec. 7. Except as provided in Section 7.5, all ~~All~~
9 noncitizens may acquire, hold, and dispose of real and
10 personal property in the same manner and to the same extent as
11 natural born citizens of the United States, and the personal
12 estate of a noncitizen dying intestate shall be distributed in
13 the same manner as the estates of natural born citizens, and
14 all persons interested in such estate shall be entitled to
15 proper distributive shares thereof under the laws of this
16 state, whether they are noncitizens or not.

17 This amendatory Act of 1992 does not apply to the
18 Agricultural Foreign Investment Disclosure Act.

19 (Source: P.A. 102-1030, eff. 5-27-22.)

20 (765 ILCS 60/7.5 new)

21 Sec. 7.5. Prohibition on purchase of public or private
22 real estate by noncitizens.

1 (a) Notwithstanding Section 7 or any other provision of
2 law, beginning on the effective date of this amendatory Act of
3 the 104th General Assembly, the Governor shall take such
4 actions as may be necessary to prohibit the purchase of public
5 or private real estate by noncitizens. As used in this
6 Section, "noncitizen" means: (i) any foreign national, foreign
7 government, or foreign entity; or (ii) any entity over which
8 control is exercised or exercisable by a foreign national,
9 foreign government, or foreign entity. "noncitizen" also
10 includes a corporation, partnership, or other association: (i)
11 created under the laws of a foreign country; and (ii)
12 substantially beneficially owned by nationals of that foreign
13 country or any other foreign country.

14 (b) Within 6 months after the effective date of this
15 amendatory Act of the 104th General Assembly, the Commission
16 on Government Forecasting and Accountability shall submit to
17 the General Assembly a report that:

18 (1) details the history of purchases of public and
19 private real estate located in the State by noncitizens;

20 (2) provides more information on the percentage of
21 real estate located in the State that is owned by
22 noncitizens; and

23 (3) offers recommendations to make it easier for
24 citizens and harder for noncitizens to purchase real
25 estate located in the State, including farmland.

26 (c) This Section is repealed 5 years after the effective

1 date of this amendatory Act of the 104th General Assembly.