



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB3586

Introduced 2/18/2025, by Rep. Dagmara Avelar

SYNOPSIS AS INTRODUCED:

765 ILCS 615/25

Amends the Condominium and Common Interest Community Ombudsperson Act. Provides that on or before July 1, 2026, the Ombudsperson shall require training within 90 days of election or appointment by elected and appointed members of board of managers or board of directors on the following subjects: (i) ethics to include the fiduciary responsibilities, conflict of interest, and communication between board members; (ii) roles and responsibilities for each officer of a board of managers or directors and a property management company; (iii) attributes of a property-managed association and self-run association; and (iv) information and direction about the complaint process against a board of managers or directors. Provides that those members of a board of managers or directors who complete the training do not have to retake it again for 3 years. Provides that the Ombudsperson may adopt rules to implement the amendatory Act and determine the composition and delivery of required training.

LRB104 08314 JRC 18365 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 Condominium and Common Interest Community
5 Ombudsperson Act is amended by changing Section 25 as follows:

6 (765 ILCS 615/25)

7 (Section scheduled to be repealed on January 1, 2026)

8 Sec. 25. Training and education.

9 (a) On or before July 1, 2017, the Ombudsperson shall
10 offer training, outreach, and educational materials, and may
11 arrange for the offering of courses to unit owners,
12 associations, boards of managers, and boards of directors in
13 subjects relevant to: (i) the operation and management of
14 condominiums and common interest communities; and (ii) the
15 Condominium Property Act and the Common Interest Community
16 Association Act.

17 (b) On or before July 1, 2026, the Ombudsperson shall
18 require training within 90 days of election or appointment by
19 elected and appointed members of board of managers or board of
20 directors on the following subjects:

21 (1) ethics to include the fiduciary responsibilities,
22 conflict of interest, and communication between board
23 members;

1 (2) roles and responsibilities of each officer of a
2 board of managers or directors and a property management
3 company;

4 (3) attributes of a property-managed association and
5 self-run association; and

6 (4) information and direction about the complaint
7 process against a board of managers or directors.

8 (c) Members of a board of managers or directors who
9 complete the training do not have to retake it again for 3
10 years.

11 (d) The Ombudsperson may adopt rules to implement this
12 amendatory Act of the 104th General Assembly and determine the
13 composition and delivery of required training.

14 (Source: P.A. 98-1135, eff. 1-1-17 (See Section 20 of P.A.
15 99-776 for effective date of P.A. 98-1135); 99-776, eff.
16 8-12-16.)