



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB4617

Introduced 2/3/2026, by Rep. Dagmara Avelar

SYNOPSIS AS INTRODUCED:

New Act

5 ILCS 140/7.5

30 ILCS 105/5.1038 new

765 ILCS 160/1-90 rep.

765 ILCS 605/35 rep.

765 ILCS 615/Act rep.

Creates the Office of Common Interest Community Registration Act. Creates the Office of Common Interest Community Registration within the Division of Real Estate in the Department of Financial and Professional Regulation. Provides that the Office shall require a common interest community association to register with the Office, which shall require an association to: (1) pay a registration fee of \$3 per number of units in the common interest community; (2) provide any bylaws, articles of incorporation, or covenants established by the association; (3) provide the names and contact information of all board of managers or board of directors; and (4) provide a list of any management company contracted to assist with the management of an association. Provides that if a unit owner alleges that the board of managers or board of directors has violated the Act, the Office shall investigate the complaint within 60 days. Allows the Office to issue a fine against a board of managers, board of directors, or individual board member for violating the Act or any of the bylaws, articles of incorporation, or covenants established for the board of managers', board of directors', or individual board member's respective association. Allows the Office to refer any criminal activity to the State's Attorney or refer any violation of the Americans with Disabilities Act of 1990 or any civil rights violation to the Attorney General. Authorizes the Office to adopt any rules necessary to implement the Act. Creates the Community Interest Community Registration Fund in the State treasury. Repeals the Condominium and Common Interest Community Ombudsperson Act. Makes conforming changes.

LRB104 15689 JRC 28867 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 1. Short title. This Act may be cited as the Office
5 of Common Interest Community Registration Act.

6 Section 5. Definitions. As used in this Act:

7 "Association" means a common interest community
8 association.

9 "Board of managers" or "board of directors" means a common
10 interest community association's board of managers or board of
11 directors, whichever is applicable.

12 "Common interest community" means a property governed by
13 the Common Interest Community Association Act.

14 "Common interest community association" has the meaning
15 given to that term in Section 1-5 of the Common Interest
16 Community Association Act.

17 "Department" means the Department of Financial and
18 Professional Regulation.

19 "Director" means the Director of the Division of Real
20 Estate.

21 "Division" means the Division of Real Estate within the
22 Department of Financial and Professional Regulation.

23 "Office" means the Office of Common Interest Community

1 Registration Act.

2 "Person" includes a natural person, firm, association,
3 organization, partnership, business trust, corporation,
4 limited liability company, or public entity.

5 "Secretary" means the Secretary of Financial and
6 Professional Regulation.

7 "Unit" means a part of the common interest community
8 property designed and intended for any type of independent
9 use.

10 "Unit owner" has the meaning given to that term in Section
11 1-5 of the Common Interest Community Association Act.

12 Section 10. Office of Common Interest Community
13 Registration.

14 (a) The Office of Common Interest Community Registration
15 is created in the Division of Real Estate within the
16 Department of Financial and Professional Regulation under the
17 supervision and control of the Secretary.

18 (b) The Office shall require an association to register
19 with the Office. Registration shall require an association to:

20 (1) pay a registration fee of \$3 per number of units in
21 the common interest community;

22 (2) provide any bylaws, articles of incorporation, or
23 covenants established by the association. If an
24 association changes any bylaws, articles of incorporation,
25 or covenants, the association shall provide the updated

1 bylaws, articles of incorporation, or covenants within 14
2 days of the changes being finalized;

3 (3) provide the names and contact information of all
4 members of the board of managers or board of directors. An
5 association shall provide the name and contact information
6 of a new board member within 14 days of the person becoming
7 a board member; and

8 (4) provide a list of any management company
9 contracted to assist with the management of an
10 association.

11 Section 15. Enforcement.

12 (a) If a unit owner alleges that the board of managers or
13 board of directors has violated this Act, the Office shall
14 investigate the complaint within 60 days. The Office may
15 extend the investigation by an additional 60 days if
16 necessary.

17 (b) Any investigation or appeal that occurs under this Act
18 shall follow the requirements of the Illinois Administrative
19 Procedure Act.

20 (c) The Office may issue a fine against a board of
21 managers, board of directors, or individual board member for
22 violating this Act or any of the bylaws, articles of
23 incorporation, or covenants established by the board of
24 managers, board of directors, or individual board member of
25 the respective association. The fine shall be equal to any

1 reimbursement for damages to a unit owner.

2 (d) The Office may remove or suspend any member of the
3 board of managers or board of directors who has violated the
4 bylaws, articles of incorporation, or covenants of the common
5 interest community. If the Office removes or suspends the
6 property manager, the Office may appoint an interim property
7 manager.

8 (e) The Office may revoke the license of an association
9 for mismanagement of the common interest community by the
10 board of managers or board of directors.

11 (f) The Office may refer any criminal activity to the
12 State's Attorney in the jurisdiction in which the common
13 interest community is located. The Office may refer any
14 violation of the Americans with Disabilities Act of 1990 or
15 any civil rights violation to the Attorney General. The Office
16 shall provide a report to the Attorney General for any
17 findings of fraud or patterns of consumer protection violation
18 by an association.

19 (g) The fees under Section 10 of this Act and fines under
20 this Section must be deposited into the Community Interest
21 Community Registration Fund, a special fund created in the
22 State treasury, and, subject to appropriation and as directed
23 by the Secretary, may be expended to support the Office's
24 enforcement activities and for no other purpose.

25 Section 20. Rulemaking. The Office is authorized to adopt

1 any rules necessary to implement this Act.

2 Section 90. The Freedom of Information Act is amended by
3 changing Section 7.5 as follows:

4 (5 ILCS 140/7.5)

5 Sec. 7.5. Statutory exemptions. To the extent provided for
6 by the statutes referenced below, the following shall be
7 exempt from inspection and copying:

8 (a) All information determined to be confidential
9 under Section 4002 of the Technology Advancement and
10 Development Act.

11 (b) Library circulation and order records identifying
12 library users with specific materials under the Library
13 Records Confidentiality Act.

14 (c) Applications, related documents, and medical
15 records received by the Experimental Organ Transplantation
16 Procedures Board and any and all documents or other
17 records prepared by the Experimental Organ Transplantation
18 Procedures Board or its staff relating to applications it
19 has received.

20 (d) Information and records held by the Department of
21 Public Health and its authorized representatives relating
22 to known or suspected cases of sexually transmitted
23 infection or any information the disclosure of which is
24 restricted under the Illinois Sexually Transmitted

1 Infection Control Act.

2 (e) Information the disclosure of which is exempted
3 under Section 30 of the Radon Industry Licensing Act.

4 (f) Firm performance evaluations under Section 55 of
5 the Architectural, Engineering, and Land Surveying
6 Qualifications Based Selection Act.

7 (g) Information the disclosure of which is restricted
8 and exempted under Section 50 of the Illinois Prepaid
9 Tuition Act.

10 (h) Information the disclosure of which is exempted
11 under the State Officials and Employees Ethics Act, and
12 records of any lawfully created State or local inspector
13 general's office that would be exempt if created or
14 obtained by an Executive Inspector General's office under
15 that Act.

16 (i) Information contained in a local emergency energy
17 plan submitted to a municipality in accordance with a
18 local emergency energy plan ordinance that is adopted
19 under Section 11-21.5-5 of the Illinois Municipal Code.

20 (j) Information and data concerning the distribution
21 of surcharge moneys collected and remitted by carriers
22 under the Emergency Telephone System Act.

23 (k) Law enforcement officer identification information
24 or driver identification information compiled by a law
25 enforcement agency or the Department of Transportation
26 under Section 11-212 of the Illinois Vehicle Code.

1 (1) Records and information provided to a residential
2 health care facility resident sexual assault and death
3 review team or the Executive Council under the Abuse
4 Prevention Review Team Act.

5 (m) Information provided to the predatory lending
6 database created pursuant to Article 3 of the Residential
7 Real Property Disclosure Act, except to the extent
8 authorized under that Article.

9 (n) Defense budgets and petitions for certification of
10 compensation and expenses for court appointed trial
11 counsel as provided under Sections 10 and 15 of the
12 Capital Crimes Litigation Act (repealed). This subsection
13 (n) shall apply until the conclusion of the trial of the
14 case, even if the prosecution chooses not to pursue the
15 death penalty prior to trial or sentencing.

16 (o) Information that is prohibited from being
17 disclosed under Section 4 of the Illinois Health and
18 Hazardous Substances Registry Act.

19 (p) Security portions of system safety program plans,
20 investigation reports, surveys, schedules, lists, data, or
21 information compiled, collected, or prepared by or for the
22 Department of Transportation under Sections 2705-300 and
23 2705-616 of the Department of Transportation Law of the
24 Civil Administrative Code of Illinois, the Regional
25 Transportation Authority under Section 2.11 of the
26 Regional Transportation Authority Act, or the St. Clair

1 County Transit District under the Bi-State Transit Safety
2 Act (repealed).

3 (q) Information prohibited from being disclosed by the
4 Personnel Record Review Act.

5 (r) Information prohibited from being disclosed by the
6 Illinois School Student Records Act.

7 (s) Information the disclosure of which is restricted
8 under Section 5-108 of the Public Utilities Act.

9 (t) (Blank).

10 (u) Records and information provided to an independent
11 team of experts under the Developmental Disability and
12 Mental Health Safety Act (also known as Brian's Law).

13 (v) Names and information of people who have applied
14 for or received Firearm Owner's Identification Cards under
15 the Firearm Owners Identification Card Act or applied for
16 or received a concealed carry license under the Firearm
17 Concealed Carry Act, unless otherwise authorized by the
18 Firearm Concealed Carry Act; and databases under the
19 Firearm Concealed Carry Act, records of the Concealed
20 Carry Licensing Review Board under the Firearm Concealed
21 Carry Act, and law enforcement agency objections under the
22 Firearm Concealed Carry Act.

23 (v-5) Records of the Firearm Owner's Identification
24 Card Review Board that are exempted from disclosure under
25 Section 10 of the Firearm Owners Identification Card Act.

26 (w) Personally identifiable information which is

1 exempted from disclosure under subsection (g) of Section
2 19.1 of the Toll Highway Act.

3 (x) Information which is exempted from disclosure
4 under Section 5-1014.3 of the Counties Code or Section
5 8-11-21 of the Illinois Municipal Code.

6 (y) Confidential information under the Adult
7 Protective Services Act and its predecessor enabling
8 statute, the Elder Abuse and Neglect Act, including
9 information about the identity and administrative finding
10 against any caregiver of a verified and substantiated
11 decision of abuse, neglect, or financial exploitation of
12 an eligible adult maintained in the Registry established
13 under Section 7.5 of the Adult Protective Services Act.

14 (z) Records and information provided to a fatality
15 review team or the Illinois Fatality Review Team Advisory
16 Council under Section 15 of the Adult Protective Services
17 Act.

18 (aa) Information which is exempted from disclosure
19 under Section 2.37 of the Wildlife Code.

20 (bb) Information which is or was prohibited from
21 disclosure by the Juvenile Court Act of 1987.

22 (cc) Recordings made under the Law Enforcement
23 Officer-Worn Body Camera Act, except to the extent
24 authorized under that Act.

25 (dd) (Blank). ~~Information that is prohibited from~~
26 ~~being disclosed under Section 45 of the Condominium and~~

1 ~~Common Interest Community Ombudsperson Act.~~

2 (ee) Information that is exempted from disclosure
3 under Section 30.1 of the Pharmacy Practice Act.

4 (ff) Information that is exempted from disclosure
5 under the Revised Uniform Unclaimed Property Act.

6 (gg) Information that is prohibited from being
7 disclosed under Section 7-603.5 of the Illinois Vehicle
8 Code.

9 (hh) Records that are exempt from disclosure under
10 Section 1A-16.7 of the Election Code.

11 (ii) Information which is exempted from disclosure
12 under Section 2505-800 of the Department of Revenue Law of
13 the Civil Administrative Code of Illinois.

14 (jj) Information and reports that are required to be
15 submitted to the Department of Labor by registering day
16 and temporary labor service agencies but are exempt from
17 disclosure under subsection (a-1) of Section 45 of the Day
18 and Temporary Labor Services Act.

19 (kk) Information prohibited from disclosure under the
20 Seizure and Forfeiture Reporting Act.

21 (ll) Information the disclosure of which is restricted
22 and exempted under Section 5-30.8 of the Illinois Public
23 Aid Code.

24 (mm) Records that are exempt from disclosure under
25 Section 4.2 of the Crime Victims Compensation Act.

26 (nn) Information that is exempt from disclosure under

1 Section 70 of the Higher Education Student Assistance Act.

2 (oo) Communications, notes, records, and reports
3 arising out of a peer support counseling session
4 prohibited from disclosure under the First Responders
5 Suicide Prevention Act.

6 (pp) Names and all identifying information relating to
7 an employee of an emergency services provider or law
8 enforcement agency under the First Responders Suicide
9 Prevention Act.

10 (qq) Information and records held by the Department of
11 Public Health and its authorized representatives collected
12 under the Reproductive Health Act.

13 (rr) Information that is exempt from disclosure under
14 the Cannabis Regulation and Tax Act.

15 (ss) Data reported by an employer to the Department of
16 Human Rights pursuant to Section 2-108 of the Illinois
17 Human Rights Act.

18 (tt) Recordings made under the Children's Advocacy
19 Center Act, except to the extent authorized under that
20 Act.

21 (uu) Information that is exempt from disclosure under
22 Section 50 of the Sexual Assault Evidence Submission Act.

23 (vv) Information that is exempt from disclosure under
24 subsections (f) and (j) of Section 5-36 of the Illinois
25 Public Aid Code.

26 (ww) Information that is exempt from disclosure under

1 Section 16.8 of the State Treasurer Act.

2 (xx) Information that is exempt from disclosure or
3 information that shall not be made public under the
4 Illinois Insurance Code.

5 (yy) Information prohibited from being disclosed under
6 the Illinois Educational Labor Relations Act.

7 (zz) Information prohibited from being disclosed under
8 the Illinois Public Labor Relations Act.

9 (aaa) Information prohibited from being disclosed
10 under Section 1-167 of the Illinois Pension Code.

11 (bbb) Information that is prohibited from disclosure
12 by the Illinois Police Training Act and the Illinois State
13 Police Act.

14 (ccc) Records exempt from disclosure under Section
15 2605-304 of the Illinois State Police Law of the Civil
16 Administrative Code of Illinois.

17 (ddd) Information prohibited from being disclosed
18 under Section 35 of the Address Confidentiality for
19 Victims of Domestic Violence, Sexual Assault, Human
20 Trafficking, or Stalking Act.

21 (eee) Information prohibited from being disclosed
22 under subsection (b) of Section 75 of the Domestic
23 Violence Fatality Review Act.

24 (fff) Images from cameras under the Expressway Camera
25 Act. This subsection (fff) is inoperative on and after
26 July 1, 2025.

1 (ggg) Information prohibited from disclosure under
2 paragraph (3) of subsection (a) of Section 14 of the Nurse
3 Agency Licensing Act.

4 (hhh) Information submitted to the Illinois State
5 Police in an affidavit or application for an assault
6 weapon endorsement, assault weapon attachment endorsement,
7 .50 caliber rifle endorsement, or .50 caliber cartridge
8 endorsement under the Firearm Owners Identification Card
9 Act.

10 (iii) Data exempt from disclosure under Section 50 of
11 the School Safety Drill Act.

12 (jjj) Information exempt from disclosure under Section
13 30 of the Insurance Data Security Law.

14 (kkk) Confidential business information prohibited
15 from disclosure under Section 45 of the Paint Stewardship
16 Act.

17 (lll) Data exempt from disclosure under Section
18 2-3.196 of the School Code.

19 (mmm) Information prohibited from being disclosed
20 under subsection (e) of Section 1-129 of the Illinois
21 Power Agency Act.

22 (nnn) Materials received by the Department of Commerce
23 and Economic Opportunity that are confidential under the
24 Music and Musicians Tax Credit and Jobs Act.

25 (ooo) Data or information provided pursuant to Section
26 20 of the Statewide Recycling Needs and Assessment Act.

1 (ppp) Information that is exempt from disclosure under
2 Section 28-11 of the Lawful Health Care Activity Act.

3 (qqq) Information that is exempt from disclosure under
4 Section 7-101 of the Illinois Human Rights Act.

5 (rrr) Information prohibited from being disclosed
6 under Section 4-2 of the Uniform Money Transmission
7 Modernization Act.

8 (sss) Information exempt from disclosure under Section
9 40 of the Student-Athlete Endorsement Rights Act.

10 (ttt) Audio recordings made under Section 30 of the
11 Illinois State Police Act, except to the extent authorized
12 under that Section.

13 (Source: P.A. 102-36, eff. 6-25-21; 102-237, eff. 1-1-22;
14 102-292, eff. 1-1-22; 102-520, eff. 8-20-21; 102-559, eff.
15 8-20-21; 102-813, eff. 5-13-22; 102-946, eff. 7-1-22;
16 102-1042, eff. 6-3-22; 102-1116, eff. 1-10-23; 103-8, eff.
17 6-7-23; 103-34, eff. 6-9-23; 103-142, eff. 1-1-24; 103-372,
18 eff. 1-1-24; 103-472, eff. 8-1-24; 103-508, eff. 8-4-23;
19 103-580, eff. 12-8-23; 103-592, eff. 6-7-24; 103-605, eff.
20 7-1-24; 103-636, eff. 7-1-24; 103-724, eff. 1-1-25; 103-786,
21 eff. 8-7-24; 103-859, eff. 8-9-24; 103-991, eff. 8-9-24;
22 103-1049, eff. 8-9-24; 103-1081, eff. 3-21-25.)

23 Section 95. The State Finance Act is amended by adding
24 Section 5.1038 as follows:

1 (30 ILCS 105/5.1038 new)

2 Sec. 5.1038. The Community Interest Community Registration
3 Fund.

4 (765 ILCS 160/1-90 rep.)

5 Section 100. The Common Interest Community Association Act
6 is amended by repealing Section 1-90.

7 (765 ILCS 605/35 rep.)

8 Section 105. The Condominium Property Act is amended by
9 repealing Section 35.

10 (765 ILCS 615/Act rep.)

11 Section 110. The Condominium and Common Interest Community
12 Ombudsperson Act is repealed.