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1 HOUSE JOINT RESOLUTION

2 WHEREAS, More than four million residents of Illinois live
3 in condominiums or common interest community associations; and

4 WHEREAS, These associations are responsible for managing
5 residential properties, financial assets, and critical
6 infrastructure systems that directly affect the safety and
7 financial well-being of homeowners; and

8 WHEREAS, Association governance structures often rely on
9 volunteer boards and professional management, creating
10 potential gaps in oversight, transparency, and accountability;
11 and

12 WHEREAS, Unit owners may face challenges in accessing
13 timely and accurate information related to finances, reserves,
14 building conditions, and major repair obligations; and

15 WHEREAS, Current law does not provide comprehensive
16 mechanisms for enforcement, dispute resolution, or
17 standardized governance practices; and

18 WHEREAS, Deferred maintenance, underfunded reserves,
19 inadequate financial oversight, and lack of transparency may
20 expose homeowners to significant financial risk and potential

1 safety hazards; therefore, be it

2 RESOLVED, BY THE HOUSE OF REPRESENTATIVES OF THE ONE
3 HUNDRED FOURTH GENERAL ASSEMBLY OF THE STATE OF ILLINOIS, THE
4 SENATE CONCURRING HEREIN, that the Illinois Condominium
5 Governance and Transparency Task Force is created to study the
6 transparency, financial integrity, and safe living conditions
7 of residents of condominiums and common interest community
8 associations; and be it further

9 RESOLVED, That the Task Force is charged with specifically
10 examining and making recommendations regarding the following:

- 11 (1) Board governance and training;
- 12 (2) Financial transparency and reporting;
- 13 (3) Independent financial audits and internal
14 controls;
- 15 (4) Reserve funding and capital planning;
- 16 (5) Building safety oversight;
- 17 (6) Infrastructure risk and long-term maintenance;
- 18 (7) Transparency in major capital projects;
- 19 (8) Owner access to records;
- 20 (9) Property management roles and conflicts of
21 interest;
- 22 (10) Dispute resolution options;
- 23 (11) Protections for owners raising concerns; and
- 24 (12) Best practices from other states; and be it

1 further

2 RESOLVED, That the Task Force shall consist of the
3 following members who shall serve without compensation:

4 (1) One member of the House of Representatives
5 appointed by the Speaker of the House, who shall serve as
6 co-chair;

7 (2) One member of the House of Representatives
8 appointed by the House Minority Leader, who shall serve as
9 co-chair;

10 (3) One member of the Senate appointed by the Senate
11 President;

12 (4) One member of the Senate appointed by the Senate
13 Minority Leader;

14 (5) 3 condominium unit owners appointed by the
15 Governor;

16 (6) 1 common interest community unit owner appointed
17 by the Speaker of the House;

18 (7) 1 condominium or association manager appointed by
19 the House Minority Leader;

20 (8) 1 licensed community association manager appointed
21 by the Senate President;

22 (9) 1 attorney with experience in condominium or
23 common interest community law appointed by the Senate
24 Minority Leader;

25 (10) 1 building engineer, structural expert, or

1 reserve study professional appointed by the Speaker of the
2 House;

3 (11) 1 financial expert with experience in auditing or
4 accounting appointed by House Minority Leader;

5 (12) 1 individual with experience in construction or
6 capital project management appointed by the Senate
7 President;

8 (13) 1 consumer protection or housing advocate
9 appointed by the Senate Minority Leader;

10 (14) the Secretary of the Illinois Department of
11 Financial and Professional Regulation or his or her
12 designee; and

13 (15) the Illinois Condominium & Common Interest
14 Community Ombudsperson or his or her designee; and be it
15 further

16 RESOLVED, That initial appointments to the Task Force
17 shall be made no more than three months after adoption of this
18 resolution, and if a vacancy occurs in the Task Force
19 membership it shall be filled in the same manner as the
20 original appointment; and be it further

21 RESOLVED, That the Illinois Department Financial and
22 Professional Regulation shall provide administrative support
23 for the Task Force in consultation with the Illinois
24 Condominium & Common Interest Community Ombudsperson; and be

1 it further

2 RESOLVED, That the Task Force shall hold its first meeting
3 at the call of the co-chairs and meet at least once per month
4 until it completes its work and may hold additional meetings
5 as necessary to carry out its duties; and be it further

6 RESOLVED, That the Task Force shall submit a written
7 report of its findings and recommendations to the Governor and
8 the General Assembly no later than January 7, 2027, and upon
9 the filing of this report, the Task Force is dissolved; and be
10 it further

11 RESOLVED, That suitable copies of this resolution be
12 delivered to the Speaker of the House, the House Minority
13 Leader, the Senate President, the Senate Minority Leader, the
14 Governor, the Secretary of the Illinois Department of
15 Financial and Professional Regulation, and the Illinois
16 Condominium & Common Interest Community Ombudsperson.