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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, Condominiums associations manage substantial
9 owner assessments, infrastructure systems, and reserve
10 obligations affecting homeowners across Illinois; and

11 WHEREAS, Association governance structures often rely on
12 volunteer boards and professional management, creating
13 potential gaps in oversight, transparency, and accountability;
14 and

15 WHEREAS, Unit owners may face challenges in accessing
16 timely and accurate information related to finances, reserves,
17 building conditions, and major repair obligations; and

18 WHEREAS, Current law does not provide comprehensive
19 mechanisms for enforcement, dispute resolution, or
20 standardized governance practices; and

1 WHEREAS, Deferred maintenance, underfunded reserves,
2 inadequate financial oversight, and lack of transparency may
3 expose homeowners to significant financial risk and potential
4 safety hazards; therefore, be it

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

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

14 (1) Board governance and training, procurement
15 practices, and conflicts of interest;

16 (2) Financial transparency and reporting;

17 (3) Reserve funding and capital planning;

18 (4) Building safety oversight;

19 (5) Infrastructure risk and long-term maintenance;

20 (6) Transparency in major capital projects;

21 (7) Owner access to records;

22 (8) Dispute resolution options;

23 (9) Protections for owners raising concerns;

1 (10) Election integrity and owner voting procedures;

2 (11) Enforcement structure and whether additional
3 consumer protection coordination with the Office of the
4 Attorney General should be recommended for systemic
5 misconduct issues; and

6 (12) The 2007 Condominium Advisory Council Report and
7 any recommendations that remain unimplemented or
8 unenforced; and be it further

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

11 (1) One member of the House of Representatives
12 appointed by the Speaker of the House, who shall serve as
13 co-chair;

14 (2) One member of the House of Representatives
15 appointed by the House Minority Leader, who shall serve as
16 co-chair;

17 (3) One member of the Senate appointed by the Senate
18 President;

19 (4) One member of the Senate appointed by the Senate
20 Minority Leader;

21 (5) Three condominium unit owners appointed by the
22 Governor;

23 (6) One common interest community unit owner appointed
24 by the Speaker of the House;

25 (7) One condominium or association manager appointed

1 by the House Minority Leader;

2 (8) One licensed community association manager
3 appointed by the Senate President;

4 (9) One attorney with experience in condominium or
5 common interest community law appointed by the Senate
6 Minority Leader;

7 (10) One building engineer, structural expert, or
8 reserve study professional appointed by the Speaker of the
9 House;

10 (11) One financial expert with experience in auditing
11 or accounting appointed by House Minority Leader;

12 (12) One individual with experience in construction or
13 capital project management appointed by the Senate
14 President;

15 (13) One consumer protection or housing advocate
16 appointed by the Senate Minority Leader;

17 (14) The Secretary of the Illinois Department of
18 Financial and Professional Regulation or his or her
19 designee; and

20 (15) The Illinois Condominium & Common Interest
21 Community Ombudsperson or his or her designee; and be it
22 further

23 RESOLVED, That initial appointments to the Task Force
24 shall be made within 6 months after adoption of this
25 resolution, and if a vacancy occurs in the Task Force

1 membership it shall be filled in the same manner as the
2 original appointment; and be it further

3 RESOLVED, That the Illinois Department Financial and
4 Professional Regulation shall provide administrative support
5 for the Task Force in consultation with the Illinois
6 Condominium & Common Interest Community Ombudsperson through
7 existing agency resources and is not responsible for
8 independent or dispute adjudication through the Task Force;
9 and be it further

10 RESOLVED, That the Task Force shall hold its first meeting
11 within 60 days after all appointments are made and meet at
12 least once per month until it completes its work and may hold
13 additional meetings as necessary to carry out its duties; and
14 be it further

15 RESOLVED, That the Task Force may consult with outside
16 subject matter experts, including those in the areas of
17 reserve studies, engineering, accounting, construction,
18 consumer protection, and association governance and may issue
19 interim reports as it sees fit; and be it further

20 RESOLVED, That the Task Force shall submit a written
21 report of its findings and recommendations to the Governor and
22 the General Assembly no later than January 7, 2027, and upon

1 the filing of this report, the Task Force is dissolved; and be
2 it further

3 RESOLVED, That suitable copies of this resolution be
4 delivered to the Speaker of the House, the House Minority
5 Leader, the Senate President, the Senate Minority Leader, the
6 Governor, the Secretary of the Illinois Department of
7 Financial and Professional Regulation, and the Illinois
8 Condominium & Common Interest Community Ombudsperson.