

SB1683



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

SB1683

Introduced 2/5/2025, by Sen. Suzy Glowiak Hilton

SYNOPSIS AS INTRODUCED:

765 ILCS 160/1-72 new
765 ILCS 605/18.13 new

Amends the Common Interest Community Association Act. Provides that an association may not prohibit any resident or owner from making reasonable renovations, modifications, or any other change to the inside or outside of the resident's or owner's home if the renovation, modification, or other change is to accommodate the resident's or owner's health condition or disability so long as the renovation, modification, or other change does not extend over or onto neighboring properties, public or common sidewalks, pathways, streets or other public or common areas or elements and does not interfere with traffic or utilities. Provides that such a prohibition or restriction in an association's community instruments that conflicts with or purports to supersede this Section is void and unenforceable. Amends the Condominium Property Act to make the same changes.

LRB104 09265 JRC 19323 b

A BILL FOR

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 Common Interest Community Association Act
5 is amended by adding Section 1-72 as follows:

6 (765 ILCS 160/1-72 new)

7 Sec. 1-72. Renovations.

8 (a) An association may not prohibit any resident or owner
9 from making reasonable renovations, modifications, or any
10 other change to the inside or outside of the resident's or
11 owner's home if the renovation, modification, or other change
12 is to accommodate the resident's or owner's health condition
13 or disability so long as the renovation, modification, or
14 other change does not extend over or onto neighboring
15 properties, public or common sidewalks, pathways, streets or
16 other public or common areas or elements and does not
17 interfere with traffic or utilities.

18 (b) A prohibition or restriction in an association's
19 community instruments that conflicts with or purports to
20 supersede this Section is void and unenforceable.

21 Section 10. The Condominium Property Act is amended by
22 adding Section 18.13 as follows:

1 (765 ILCS 605/18.13 new)

2 Sec. 18.13. Renovations.

3 (a) An association may not prohibit any resident or owner
4 from making reasonable renovations, modifications, or any
5 other change to the inside or outside of the resident's or
6 owner's home if the renovation, modification, or other change
7 is to accommodate the resident's or owner's health condition
8 or disability so long as the renovation, modification, or
9 other change does not extend over or onto neighboring
10 properties, public or common sidewalks, pathways, streets or
11 other public or common areas or elements and does not
12 interfere with traffic or utilities.

13 (b) A prohibition or restriction in a condominium's
14 instruments or other governing documents that conflicts with
15 or purports to supersede this Section is void and
16 unenforceable.