

SB1713



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

SB1713

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

SYNOPSIS AS INTRODUCED:

765 ILCS 160/1-73 new
765 ILCS 605/18.14 new

Amends the Condominium Property Act and the Common Interest Community Association Act. Prohibits associations under both Acts from (1) classifying authorized emergency vehicles as commercial vehicles and (2) restricting the parking of authorized emergency vehicles owned or under the control of a resident or unit owner or the tenant, guest, or invitee of a unit owner.

LRB104 08053 JRC 18099 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 1-73 as follows:

6 (765 ILCS 160/1-73 new)

7 Sec. 1-73. Authorized emergency vehicles.

8 (a) For purposes of this Section, authorized emergency
9 vehicle has the same meaning as used in Section 11-907 of the
10 Illinois Vehicle Code.

11 (b) An association may not classify authorized emergency
12 vehicles as commercial vehicles.

13 (c) A prohibition or restriction in an association's
14 community instruments or other governing documents concerning
15 parking, including, but not limited to, on-street parking, is
16 void and unenforceable against authorized emergency vehicles
17 owned or under the control of a resident or unit owner or the
18 tenant, guest, or invitee of a unit owner.

19 Section 10. The Condominium Property Act is amended by
20 adding Section 18.14 as follows:

21 (765 ILCS 605/18.14 new)

1 Sec. 18.14. Authorized emergency vehicles.

2 (a) For purposes of this Section, authorized emergency
3 vehicle has the same meaning as used in Section 11-907 of the
4 Illinois Vehicle Code.

5 (b) An association may not classify authorized emergency
6 vehicles as commercial vehicles.

7 (c) A prohibition or restriction in an association's
8 condominium instruments or other governing documents
9 concerning parking, including, but not limited to, on-street
10 parking, is void and unenforceable against authorized
11 emergency vehicles owned or under the control of a resident or
12 unit owner or the tenant, guest, or invitee of a unit owner.