**Section 1450.810 Failure to Disclose Information Not Affecting Physical Condition** **of Real Estate**

This Section is intended to apply to actions taken by the Department under the Act and to all civil actions in Illinois. No cause of action shall arise against a licensee for the failure to disclose:

a) That an occupant of the real estate was afflicted with Human Immunodeficiency Virus (HIV) or any other medical condition;

b) That the real estate was the site of an act or occurrence that had no effect on the physical condition of the property or its environment or the structures located on that real estate, as set forth in Section 15-20 of the Act. These acts shall include, but are not limited to, murder or suicide;

c) Fact situations regarding real estate that is not the subject of the transaction; or

d) Physical conditions located on real estate that is not the subject of the transaction and do not have a substantial adverse effect on the value of the real estate that is the subject of the transaction.

(Source: Amended at 45 Ill. Reg. 2851, effective February 23, 2021)