



102ND GENERAL ASSEMBLY

State of Illinois

2021 and 2022

HB4154

Introduced 10/19/2021, by Rep. La Shawn K. Ford and Michelle Mussman

SYNOPSIS AS INTRODUCED:

735 ILCS 5/Art. XV Pt. 18 heading new
735 ILCS 5/15-1801 new

Amends the Code of Civil Procedure. Allows the Illinois Housing Development Authority to issue a one-time loan of up to \$25,000 to pay delinquent escrow payments or property tax payments in forbearance accrued between March 17, 2021 through September 30, 2021 for homeowners who participated in the federal COVID-19 mortgage forbearance program under the Coronavirus Aid, Relief, and Economic Security Act. Allows a homeowner to apply to for the loan if the homeowner: has participated in the federal COVID-19 mortgage forbearance program; is delinquent in escrow payments or property tax payments to the mortgage lender; and has enrolled in or has the ability to enroll in a remediation process with the homeowner's mortgage servicer to bring the mortgage out of forbearance. Requires the Illinois Housing Development Authority to: determine the amount to be issued to the homeowner based on the application submitted by the homeowner; place a lien on the property for which the homeowner is delinquent on payments; and forgive the loan after 3 years if the homeowner is not in arrears on the loan. Effective immediately.

LRB102 20059 LNS 28902 b

FISCAL NOTE ACT
MAY APPLY

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 Code of Civil Procedure is amended by
5 adding Part 18 to Article XV as follows:

6 (735 ILCS 5/Art. XV Pt. 18 heading new)

7 Part 18. COVID-19 Mortgage Forbearance Program Loan

8 (735 ILCS 5/15-1801 new)

9 Sec. 15-1801. Federal COVID-19 mortgage forbearance
10 program loan.

11 (a) The Illinois Housing Development Authority may issue a
12 one-time loan of up to \$25,000 to pay delinquent escrow
13 payments or property tax payments in forbearance accrued
14 between March 17, 2021 through September 30, 2021 for
15 homeowners who participated in the federal COVID-19 mortgage
16 forbearance program under the Coronavirus Aid, Relief, and
17 Economic Security Act.

18 (b) A homeowner may apply to the Illinois Housing
19 Development Authority for a loan only if the homeowner:

20 (1) has participated in the federal COVID-19 mortgage
21 forbearance program under the Coronavirus Aid, Relief, and
22 Economic Security Act;

1 (2) is delinquent in escrow payments or property tax
2 payments to the mortgage lender; and

3 (3) has enrolled in or has the ability to enroll in a
4 remediation process with the homeowner's mortgage servicer
5 to bring the mortgage out of forbearance.

6 (c) The Illinois Housing Development Authority shall
7 determine the amount to be issued to the homeowner based on the
8 application submitted by the homeowner. The amount shall be
9 made payable to (i) the mortgagee or homeowner and (ii) either
10 the mortgage servicer or the county in which the homeowner
11 resides.

12 (d) The Illinois Housing Development Authority shall place
13 a lien on the property for which the homeowner is delinquent on
14 payments.

15 (e) The amount due on the loan shall decrease in a simple
16 percentage calculation.

17 (f) The Illinois Housing Development Authority shall
18 forgive the loan after 3 years if the homeowner is not in
19 arrears on the loan.

20 (g) The money for the loan shall come from federal
21 Coronavirus Relief Fund moneys made available for the loan
22 program.

23 Section 99. Effective date. This Act takes effect upon
24 becoming law.