

HB3024



103RD GENERAL ASSEMBLY

State of Illinois

2023 and 2024

HB3024

Introduced 2/16/2023, by Rep. Barbara Hernandez

SYNOPSIS AS INTRODUCED:

765 ILCS 160/1-46 new

Amends the Common Interest Community Association Act. Provides that, if an association is located in a municipality with a population of 500,000 or less and does not offer community amenities such as pools, gyms, security, and club houses, the association shall not impose upon a unit owner an assessment for common expenses that is in excess of \$450 per month.

LRB103 29714 LNS 56119 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 1-46 as follows:

6 (765 ILCS 160/1-46 new)

7 Sec. 1-46. Assessment limit. Notwithstanding any other
8 provision of this Act, if an association is located in a
9 municipality with a population of 500,000 or less and does not
10 offer community amenities such as pools, gyms, security, and
11 club houses, the association shall not impose upon a unit
12 owner an assessment for common expenses that is in excess of
13 \$450 per month.