

TABLE OF CONTENTS

	<i>Page</i>
Contributor Authors.....	vii
Of Special Interest to Attorneys in Illinois.....	ix
2023 Legislative Changes.....	xi
2024 Legislative Changes.....	xiii
Public Act 103-0510 (SB 2368)	xv
Public Act 103-0298 (HB 2217)	xxvii
Public Act 103-0132 (HB 1628)	xxxix
Public Act 103-0232 (SB 1817)	xli

LEGAL ANALYSIS

Chapter 1. Legislative Highlights Include the State Building and Residential Codes Act, Landlords Prohibited from Requiring Electronic Funds Transfer, Property Tax Changes, Prohibition on Discrimination Based on Immigration Status	1
Chapter 2. Radon	3
Chapter 3. Human Trafficking Recognition	5
Chapter 4. Importance of the Politics and History of the Site.....	7
Chapter 5. Reasonable Accommodations	11
Chapter 6. Illinois Protected Species	57
Chapter 7. Promoting Buildings That Are Resilient to Natural Hazards and Accidents	59
Chapter 8. Reuniting Communities Separated by Highways (Resolution HR 0538).....	63

ILLINOIS COMPILED STATUTES ANNOTATED

CHAPTER 35. REVENUE

Property Taxes	
Property Tax Code	
Article 31. Real Estate Transfer Tax Law, 35 ILCS §§ 200/31-1 — 200/31-70.....	65

CHAPTER 215. INSURANCE

Title Insurance Act, 215 ILCS §§ 155/1 — 155/26	71
---	----

CHAPTER 225. PROFESSIONS AND OCCUPATIONS

Service and Sales	
Real Estate License Act of 2000	
Article 1. General Provisions, 225 ILCS §§ 454/1-1 — 454/1-10	91
Article 5. Licensing and Education, 225 ILCS §§ 454/5-5 — 454/5-85.....	94
Article 10. Compensation and Business Practices, 225 ILCS §§ 454/10-5 — 454/10-55	106
Article 15. Agency Relationships, 225 ILCS §§ 454/15-5 — 454/15-75	110
Article 20. Disciplinary Provisions, 225 ILCS §§ 454/20-5 — 454/20-125	115
Article 25. Administration of Licenses, 225 ILCS §§ 454/25-5 — 454/25-40	125
Article 30. Education Providers and Courses, 225 ILCS §§ 454/30-5 — 454/30-30.....	127
Article 35. Transition Rules, 225 ILCS §§ 454/35-5, 454/35-10.....	130
Article 905. Amendatory Provisions, 225 ILCS §§ 454/905-5 — 454/905-45	131

TABLE OF CONTENTS

iv

	Page
Article 990. Repealer, 225 ILCS § 454/990-90	131
Article 999. Effective Date 225 ILCS § 454/999-99	131
Real Estate Regulation Transfer Act [Repealed], 225 ILCS §§ 456/1 — 456/99	131
Real Estate Appraiser Licensing Act of 2002	
Article 1. General Provisions, 225 ILCS §§ 458/1-1 — 458/1-12	132
Article 5. Licensing Provisions, 225 ILCS §§ 458/5-5 — 458/5-50.....	134
Article 10. Business Practice Provisions, 225 ILCS §§ 458/10-5 — 458/10-20	139
Article 15. Disciplinary Provisions, 225 ILCS §§ 458/15-5 — 458/15-65	140
Article 20. Education Provisions, 225 ILCS §§ 458/20-5, 458/20-10	146
Article 25. Administrative Provisions, 225 ILCS §§ 458/25-5 — 458/25-35.....	147
Article 30. Transition Provisions, 225 ILCS §§ 458/30-5, 458/30-10	150
Article 950. Amendatory Provisions [Not Set Out]	151
Article 999. Effective Date, 225 ILCS § 458/999-99	151
Appraisal Management Company Registration Act, 225 ILCS §§ 459/1 — 459/999	151

CHAPTER 425. FIRE SAFETY

Smoke Detector Act, 425 ILCS § 60/3	165
---	-----

CHAPTER 720. CRIMINAL OFFENSES

Criminal Code

Criminal Code of 2012	
Article 12. Bodily Harm, 720 ILCS § 5/12-5.1	167

CHAPTER 735. CIVIL PROCEDURE

Code of Civil Procedure

Article VI. Ejectment, 735 ILCS §§ 5/6-114, 5/6-115,.....	169
Article IX. Eviction, 735 ILCS §§ 5/9-101 — 5/9-321	169
Article XV. Mortgage Foreclosure, 735 ILCS §§ 5/15-1101 — 5/15-1706	189

CHAPTER 740. CIVIL LIABILITIES

Frauds Act, 740 ILCS § 80/2	229
-----------------------------------	-----

CHAPTER 765. PROPERTY

Real Property

Conveyances Act, 765 ILCS §§ 5/0.01 — 5/39	231
Seals and Real Estate Contracts Act, 765 ILCS §§ 10/0.01 — 10/8	243
Land Patent Act, 765 ILCS §§ 15/0.01, 15/1.....	244
Covenants of Warranty Act, 765 ILCS §§ 20/0.01, 20/1	244
Acknowledgment Validation Act, 765 ILCS §§ 25/1, 25/1.1.....	244
Uniform Recognition of Acknowledgments Act, 765 ILCS §§ 30/1 — 30/10	245
Uniform Real Property Electronic Recording Act, 765 ILCS §§ 33/1 — 33/99	247
Registered Titles (Torrens) Act [Repealed], 765 ILCS §§ 35/0.01—35/110.3.....	250
Torrens Repeal Law, 765 ILCS §§ 40/1 — 40/9	250
Destroyed Public Records Act, 765 ILCS §§ 45/0.01 — 45/24	252
Agricultural Foreign Investment Disclosure Act, 765 ILCS §§ 50/1 — 50/8	258
Agricultural Land Ownership Act, 765 ILCS §§ 55/0.01 — 55/11	261
Property Owned By Noncitizens Act, 765 ILCS §§ 60/0.01 — 60/8	261
Uniform Vendor and Purchaser Risk Act, 765 ILCS §§ 65/1 — 65/3	261
Installment Sales Contract Act, 765 ILCS §§ 67/1 — 67/999.....	262
Dwelling Structure Contract Act, 765 ILCS §§ 70/0.01 — 70/3	266

TABLE OF CONTENTS

	Page
Dwelling Unit Installment Contract Act, 765 ILCS §§ 75/0.01 — 75/2	267
Residential Real Property Disclosure Act	
Article 1. Short Title, 765 ILCS § 77/1.....	268
Article 2. Disclosures, 765 ILCS §§ 77/5 — 77/65	268
Article 3. Predatory Lending Database, 765 ILCS §§ 77/70 — 77/80	273
Article 4. Effective Date, 765 ILCS § 77/99	277
Real Estate Sale Validation Act, 765 ILCS §§ 80/0.01, 80/1.....	278
Land Sales Registration Act of 1989, 765 ILCS §§ 85/1 — 85/32.....	278
Land Sales Registration Act of 1999 [Repealed]	
Article 1. General Provisions [Repealed], 765 ILCS §§ 86/1-1 — 86/1-15.....	278
Article 5. Registration Requirements [Repealed], 765 ILCS §§ 86/5-5 — 86/5-25	278
Article 10. Business Practices [Repealed], 765 ILCS §§ 86/10-5 — 86/10-30	279
Article 15. Disciplinary Provisions [Repealed], 765 ILCS §§ 86/15-5 — 86/15-80.....	279
Article 20. Administration [Repealed], 765 ILCS §§ 86/20-5 — 86/20-35.....	280
Article 90. Amendatory Provisions [Repealed], 765 ILCS §§ 86/90-5, 86/90-10	281
Article 99. Effective Date [Repealed], 765 ILCS § 86/99-5	281
Responsible Property Transfer Act. [Repealed.], 765 ILCS §§ 90/1 — 90/7	281
Mine Subsidence Disclosure Act, 765 ILCS §§ 95/1 — 95/4	281
Illinois Real Estate Time-Share Act, 765 ILCS §§ 100/1 — 100/36	282
Real Estate Timeshare Act of 1999 [Repealed]	
Article 1. General Provisions [Repealed], 765 ILCS §§ 101/1-1 — 101/1-30.....	282
Article 5. Registration Requirements and Fees [Repealed], 765 ILCS §§ 101/5-5 — 101/5-65	283
Article 10. Business Practices [Repealed], 765 ILCS §§ 101/10-5 — 101/10-55	284
Article 15. Disciplinary Provisions [Repealed], 765 ILCS §§ 101/15-5 — 101/15-85	284
Article 20. Administration [Repealed], 765 ILCS §§ 101/20-5 — 101/20-25	286
Article 25. Transition [Repealed], 765 ILCS §§ 101/25-5.....	286
Building and Loan Mortgage Release Act, 765 ILCS §§ 105/0.01 — 105/2	286
Building and Loan Deed Validation Act, 765 ILCS §§ 110/0.01, 110/1	286
Property of Unincorporated Associations Act, 765 ILCS §§ 115/0.01 — 115/3	287
Real Property Conservation Rights Act, 765 ILCS §§ 120/0.01 — 120/6.....	287
Uniform Environmental Covenants Act, 765 ILCS §§ 122/1 — 122/15	289
Entry on Adjoining Land to Accomplish Repairs Act, 765 ILCS §§ 125/0.01, 125/1	294
Fence Act, 765 ILCS §§ 130/0.01 — 130/21	294
Water Dam Use Act, 765 ILCS §§ 135/0.01, 135/1	298
Adjacent Landowner Excavation Protection Act, 765 ILCS §§ 140/0.01, 140/1	298
Transmission Line Prescriptive Right Prohibition Act, 765 ILCS §§ 145/0.01, 145/1	299
Industrialized Residential Structure Deed Restriction Act, 765 ILCS §§ 150/1 — 150/20	299
Transfer Fee Covenant Act, 765 ILCS §§ 155/1 — 155/15.....	300
Common Interest Community Association Act	
Article 1. 765 ILCS §§ 160/1-1 — 160/1-90.....	301
Article 5. 765 ILCS §§ 160/5-1 — 160/5-30	311
Article 99. 765 ILCS § 160/99-5	311
Homeowners' Energy Policy Statement Act, 765 ILCS §§ 165/1 — 165/45	311
Conveyance and Encumbrance of Manufactured Homes as Real Property and Severance Act	

TABLE OF CONTENTS

vi

Page

Article 5.	Conveyance and Encumbrance of Manufactured Homes as Real Property and Severance Act, 765 ILCS §§ 170/5-1 — 170/5-55.....	313
Article 10.	Amendatory Provisions, 765 ILCS §§ 170/10-15 — 170/10-120	320
Article 99.	Effective Date, 765 ILCS § 170/99-999	320
Condominiums		
	Condominium Property Act, 765 ILCS §§ 605/22 — 605/22.2.....	320
Landlord and Tenant		
	Landlord and Tenant Act, 765 ILCS §§ 705/0.01 — 705/16.....	321
	Security Deposit Return Act, 765 ILCS §§ 710/0.01 — 710/2	324
	Retaliatory Eviction Act, 765 ILCS §§ 720/0.01, 720/1.....	325
	Property Taxes of Noncitizen Landlords Act, 765 ILCS §§ 725/0.01, 725/1.....	325
	Rent Concession Act, 765 ILCS §§ 730/0.01 — 765 ILCS 730/6.....	326
	Rental Property Utility Service Act, 765 ILCS §§ 735/0.01 — 735/5.....	327
	Tenant Utility Payment Disclosure Act, 765 ILCS §§ 740/1, 740/5	330
	Residential Tenants' Right to Repair Act, 765 ILCS §§ 742/1 — 742/30	331
	Mobile Home Landlord and Tenant Rights Act, 765 ILCS §§ 745/1 — 745/26.....	332
	Safe Homes Act, 765 ILCS §§ 750/1 — 750/35	343

CHAPTER 775. HUMAN RIGHTS

Illinois Human Rights Act

Article 3.	Real Estate Transactions, 775 ILCS §§ 5/3-101 — 5/3-106	347
------------	---	-----

ILLINOIS ADMINISTRATIVE CODE

TITLE 50. INSURANCE

Chapter V. Department of Financial and Professional Regulation

Part 8100.	Title Insurance Act, §§ 8100.100 — 8100.3000	353
------------	--	-----

TITLE 68. PROFESSIONS AND OCCUPATIONS

Chapter VIII. Department of Financial and Professional Regulation

Part 1450.	Real Estate License Act of 2000, §§ 1450.100 — 1450.1320	369
Part 1452.	Appraisal Management Company Registration Act, §§ 1452.10 — 1452.220	413
Part 1455.	Real Estate Appraiser Licensing, §§ 1455.10 — 1455.490.....	420

TITLE 83. PUBLIC UTILITIES

Chapter I. Illinois Commerce Commission

Part 280.	Procedures for Gas, Electric, Water and Sanitary Sewer Utilities Governing Eligibility for Service, Deposits, Billing, Payments, Refunds and Disconnection of Service, §§ 280.30, 280.35	441
-----------	--	-----

TITLE 86. REVENUE

Chapter I. Department of Revenue

Part 120.	Real Estate Transfer Tax, §§ 120.5 — 120.20.....	445
-----------	--	-----

Index.....	I-1
------------	-----