

INTRODUCTION

This booklet has been prepared to assist property managers, members of Boards of Managers for Condominium and Common Interest Community Associations, and attorneys. This booklet contains the actual text of the Illinois Condominium Property Act, the Common Interest Community Association Act, the Condominium and Common Interest Community Ombudsperson Act, and the Homeowners' Energy Policy Statement Act, along with select sections of the Forcible Entry and Detainer Act and the General Not For Profit Corporation Act of 1986. If you are unsure which Acts apply to your association, please refer to the chart on the next page for clarification.

Statutes are often changed by the legislature. The bold portions within the text of the statute reflect the most recent change or addition. The date placed at the end of a statutory section shows the date it was most recently amended. In addition to updating the existing legislation within this booklet, we have also added the Condominium and Common Interest Community Ombudsperson Act.

Often the law is unclear. Cases involving these statutes constantly come before the courts. Reading this booklet alone is to know only part of the law. Managers and Board Members should seek the opinion of qualified counsel familiar with recent cases to help interpret these statutes. This booklet will, however, provide you with a point of reference, that is, a starting point in determining what the law requires.

To receive legal updates and educational opportunities via email, please visit our website at www.kmlegal.com and sign up to receive our e-newsletter. You can also request to be added to our contact list by sending an email to info@kmlegal.com.

Thank you to Mike Pfister for his assistance in compiling and preparing this booklet. Additional copies may be obtained by calling (630) 369-2700.

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Which Acts Apply to my Association?

	Illinois Condominium Property Act (Condo Act)	Common Interest Community Association Act (CICAA)	Homeowners' Energy Policy Statement Act (Energy Policy)	Forcible Entry and Detainer Act (Forcible Act)	General Not For Profit Corporation Act (NFP Act)	Condominium & Common Interest Ombudsperson Act (Ombuds Act)
Condominium	X except section 18.5		X only if building is under 30 feet tall	X	X if association is incorporated	X
Master	X only sections 18.5, 18.6 and 18.7		X only if building is under 30 feet tall	X only if section 9-102(b) of the Forcible Act is met	X if association is incorporated	X
Townhome/HOA - Non Condo / Non Master with more than 10 units AND annual budgeted assessments over \$100K	X only sections 18.6 and 18.7; 18.5 may also apply if the Forcible Act applies	X	X only if building is under 30 feet tall	X only if section 9-102(b) of the Forcible Act is met	X if association is incorporated	X
Townhome/HOA - Non Condo / Non Master with 10 units or less and/or annual budgeted assessments of \$100K or less	X only sections 18.6 and 18.7; 18.5 may also apply if the Forcible Act applies	X only if Association affirmatively elects to be bound by Act	X only if building is under 30 feet tall	X only if section 9-102(b) of the Forcible Act is met	X if association is incorporated	X only if Association affirmatively elects to be bound by CICAA

