

## NORTHERN ILLINOIS REA

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### **2006 Legislation – This year’s New Laws you need to pay attention to!**

**SB2349 – Mortgage Rescue Fraud Act** – regulates consultants and buyers of distressed properties. Passed, takes effect January 1, 2007. Anyone who is offering consulting services to distressed owners, or doing purchase lease-backs with option needs to read this in detail and consult with their attorney. Other buyers should read it and pay attention to avoid trouble with the law.

**HB5284 – Carbon Monoxide Alarm Act** – All residential property owners are required to install CO detectors in their properties within 15' of any sleeping area, and provide an adult resident with written instructions. This has passed, and takes effect January 1, 2007. This law mirrors the Smoke Detector Act of 1988. Read the law for the details on requirements and penalties.

**SB3086 – Eminent Domain - Blight Act** – Passed. Gives property owners more protection from seizure by government for private use using eminent domain. Requires local government to prove blighted conditions exist.

**HB4853 – Lead Poisoning – Clean-Win Program** – The act amends the Lead Poisoning Prevention Act and establishes the CLEAN-WIN program. Provides that the Department of Public Health must reimburse eligible owners of dwellings for replacing windows in living units deemed lead hazards by the Department. Requires the Department to appropriate funds for the program and to adopt rules to implement the program and to establish criteria for eligibility. Effective immediately.

**HB5377 - MOBILE HOME LEASE-REQ -** Provides a refund procedure for a lease or purchase agreement canceled by tenant within 5 days after signing. Landlord is limited to 2 months rent for early termination of a lease. If a tenant leaves because of temporary illness or disability, the owner shall allow relatives designated by the tenant or the tenant's guardian to live in the home. Provides for automatic lease renewal for 2 years unless certain requirements are met, such as a 30-day notice and a notice of reasons for the non-renewal of the lease. Park owner is to give 12 months notice of closing all or part of the park. Provides for the park owner and tenant or tenant association to use a State certified general real estate appraiser, selected by the parties or the court, to prepare an appraisal to determine the appropriate amount for rent and fees. Provides that the appraisal is subject to court review. Makes other changes. Passed with more than 2/3rds majority. Governor vetoed it, but it should pass in the fall veto session.

**More information on all of these bills is available at [www.ilga.gov/legislation](http://www.ilga.gov/legislation)  
Legislators' information available at [LINK"http://www.ilga.gov"](http://www.ilga.gov)[www.ilga.gov](http://www.ilga.gov)  
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