



Rep. Hoan Huynh

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10300HB2562ham002

LRB103 24796 LNS 59701 a

1 AMENDMENT TO HOUSE BILL 2562

2 AMENDMENT NO. \_\_\_\_\_. Amend House Bill 2562 by replacing  
3 everything after the enacting clause with the following:

4 "Section 5. The Common Interest Community Association Act  
5 is amended by adding Section 1-71 as follows:

6 (765 ILCS 160/1-71 new)

7 Sec. 1-71. Heating and cooling standards.

8 (a) When a common interest community building has a  
9 cooling system or heating system or both serving the entire  
10 building, including individual units, the association shall  
11 comply with the following standards with respect to the  
12 individual units in which people live:

13 (1) During the cooling season, June 1 through  
14 September 30, cooling systems must operate when the heat  
15 index exceeds 80 degrees Fahrenheit.

16 (2) During the heating season, October 1 through May

1       31: (i) between 6 a.m. and 10 p.m., heat must register at  
2       least 68 degrees Fahrenheit when the outside temperature  
3       falls below 55 degrees Fahrenheit, and (ii) between 10  
4       p.m. and 6 a.m., heat must register at least 62 degrees  
5       Fahrenheit.

6       (b) When a common interest community building does not  
7       have a building-wide cooling system that serves individual  
8       units, then the association shall provide at least one indoor  
9       common gathering space for which a cooling system operates  
10       when the heat index exceeds 80 degrees Fahrenheit. All  
11       occupants of the building shall have free access to that  
12       cooled space. As used in this subsection, "indoor common  
13       gathering space" means a room intended to be used as a place  
14       where multiple people can gather, such as a lounge, meeting or  
15       conference room, party room, or similar that can accommodate a  
16       cooling system. Any common interest community building that  
17       does not have an indoor common gathering space shall be exempt  
18       from this subsection.

19       (c) This Section only applies to associations in which the  
20       initial declaration limits ownership, rental, or occupancy of  
21       a unit to a person 55 years of age or older.

22       Section 10. The Condominium Property Act is amended by  
23       adding Section 18.11 as follows:

24       (765 ILCS 605/18.11 new)

1       Sec. 18.11. Heating and cooling standards.

2       (a) When a condominium building has a cooling system or  
3 heating system or both serving the entire building, including  
4 individual units, the association shall comply with the  
5 following standards with respect to the individual units in  
6 which people live:

7           (1) During the cooling season, June 1 through  
8 September 30, cooling systems must operate when the heat  
9 index exceeds 80 degrees Fahrenheit.

10          (2) During the heating season, October 1 through May  
11 31: (i) between 6 a.m. and 10 p.m., heat must register at  
12 least 68 degrees Fahrenheit when the outside temperature  
13 falls below 55 degrees Fahrenheit, and (ii) between 10  
14 p.m. and 6 a.m., heat must register at least 62 degrees  
15 Fahrenheit.

16       (b) When a condominium building does not have a  
17 building-wide cooling system that serves individual units,  
18 then the association shall provide at least one indoor common  
19 gathering space for which a cooling system operates when the  
20 heat index exceeds 80 degrees Fahrenheit. All occupants of the  
21 building shall have free access to that cooled space. As used  
22 in this subsection, "indoor common gathering space" means a  
23 room intended to be used as a place where multiple people can  
24 gather, such as a lounge, meeting or conference room, party  
25 room, or similar that can accommodate a cooling system. Any  
26 condominium building that does not have an indoor common

1 gathering space shall be exempt from this subsection.

2 (c) This Section only applies to associations in which the  
3 initial declaration limits ownership, rental, or occupancy of  
4 a unit to a person 55 years of age or older.

5 Section 15. The Landlord and Tenant Act is amended by  
6 adding Section 20 as follows:

7 (765 ILCS 705/20 new)

8 Sec. 20. Heating and cooling standards.

9 (a) When residential rental property has a cooling system  
10 or heating system or both serving the entire premises,  
11 including individual dwelling units, the landlord shall comply  
12 with the following standards with respect to the individual  
13 dwelling units in which tenants live:

14 (1) During the cooling season, June 1 through  
15 September 30, cooling systems must operate when the heat  
16 index exceeds 80 degrees Fahrenheit.

17 (2) During the heating season, October 1 through May  
18 31: (i) between 6 a.m. and 10 p.m., heat must register at  
19 least 68 degrees Fahrenheit when the outside temperature  
20 falls below 55 degrees Fahrenheit, and (ii) between 10  
21 p.m. and 6 a.m., heat must register at least 62 degrees  
22 Fahrenheit.

23 (b) When residential rental property does not have a  
24 premises-wide cooling system that serves individual dwelling

1 units, then the landlord shall provide at least one indoor  
2 common gathering space for which a cooling system operates  
3 when the heat index exceeds 80 degrees Fahrenheit. All tenants  
4 of the residential rental property shall have free access to  
5 that cooled space. As used in this subsection, "indoor common  
6 gathering space" means a room intended to be used as a place  
7 where multiple people can gather, such as a lounge, meeting or  
8 conference room, party room, or similar that can accommodate a  
9 cooling system. Residential rental property that does not have  
10 an indoor common gathering space shall be exempt from this  
11 subsection.

12 (c) This Section only applies to residential rental  
13 property in which rental or occupancy is limited to persons 55  
14 years of age or older."