



103RD GENERAL ASSEMBLY

State of Illinois

2023 and 2024

SB2740

Introduced 1/12/2024, by Sen. Dan McConchie

SYNOPSIS AS INTRODUCED:

765 ILCS 605/18.12 new

Amends the Condominium Property Act. Provides that the board of managers of a condominium shall adopt a policy to reasonably accommodate a unit owner who is a person with a disability who requires an accessible parking space to ensure that person has access to the building. Provides that for an association that sells parking spaces, if an owner of an accessible parking space is unable to sell the accessible parking space to a qualified user, the board of managers shall purchase the parking space for fair market value and ensure that the space remains available to persons with disabilities who require an accessible parking space. Provides that a unit owner who is a person with a disability who requires an accessible parking space may bring a civil action against the board of managers to compel the board of managers to provide an accessible parking space. Provides that a prevailing unit owner is entitled to attorney's fees and court costs.

LRB103 35883 LNS 65968 b

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 Condominium Property Act is amended by
5 adding Section 18.12 as follows:

6 (765 ILCS 605/18.12 new)

7 Sec. 18.12. Parking spaces.

8 (a) No later than 60 days after the effective date of this
9 amendatory Act of the 103rd General Assembly, the board of
10 managers shall adopt a policy to reasonably accommodate a unit
11 owner who is a person with a disability who requires an
12 accessible parking space to ensure that person has access to
13 the building.

14 (b) For an association that sells parking spaces, on and
15 after the effective date of this amendatory Act of the 103rd
16 General Assembly, if an owner of an accessible parking space
17 is unable to sell the accessible parking space to a qualified
18 user, the board of managers shall purchase the parking space
19 for fair market value and ensure that the space remains
20 available to persons with disabilities who require an
21 accessible parking space.

22 (c) A unit owner who is a person with a disability who
23 requires an accessible parking space may bring a civil action

1 against the board of managers to compel the board of managers
2 to provide an accessible parking space. The court shall award
3 attorney's fees and court costs to a prevailing unit owner.