

Help Support Your Community

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ILLINOIS
LEGISLATIVE ACTION COMMITTEE
Community Associations Institute

Formed in 1992, CAI's Illinois Legislative Action Committee (ILAC) is a diverse group of homeowner leaders, community managers, and representatives from community association business partners which provides perspective on how proposed legislation could impact the approximately 3,900,000 Illinoisans live in 1,550,000 homes in more than 20,000 community associations across the state. The LAC monitors state legislation, educates lawmakers, and protects the interests of those living and working in community associations.

We need your help to continue this work. Your donation makes our legislative advocacy and outreach efforts possible and helps ensure that community associations remain preferred places to live and work.

2026 Priority Legislation



HJR 60 & HJR 67 – Condominium Task Force

These identical House Joint Resolutions (HJR) would have established a condominium task force to examine and provide legislative recommendations on governance and financial reporting. The task force would have included legislators, and various industry professionals appointed by legislative leadership. Unlike typical legislation which becomes or amends state law, a House Joint Resolution is a formal statement of intent or administrative directive.

ILAC **opposed** both resolutions, due to the unintentional consequences which can follow these task forces, especially when CAI isn't specifically included in the task force roster. The task force would have been required to report its findings to the Governor and General Assembly by January 2027, providing an extremely short timeline for the task force to be formed, propose recommendations and ensure those recommendations receive proper feedback and public comment.

ILAC worked alongside its lobbyist to discuss these concerns with the legislative sponsors. A call-to-action campaign was launched prior to HJR 60's hearing in the House Housing Committee. 1,350 messages were sent to Committee members, with over 300 message personalized with individualized stories from 75 IL CAI members. Due to this advocacy, neither resolution was enacted.

Status: Both resolutions successfully died in committee.



HB 2563/SB 3401 – Reserve Studies

ILAC **supported, led the drafting and introduction** of this bill, which would have outlined a clear framework for reserve studies, including identifying major common elements, assessing their remaining useful life, and recommending appropriate annual reserve contributions. The bill included a transition period requiring associations without an existing study to comply by January 1, 2028, as well as requiring that reserve studies be made available during the resale process.

ILAC remains committed to working with legislators to re-introduce similar language in future sessions and remains committed to condo safety for Illinois.

Status: Bills died in committee.



TOP REASONS TO CONTRIBUTE

Protect Your Interests: Your donation saves you and your community association money by protecting Illinois' homeowner and condominium associations from burdensome legislation.

Stay Informed & Involved: ILAC organizes grassroots advocacy campaigns to facilitate direct communication between you and your elected officials regarding important issues related to community associations.

Track Key Legislation: During the 2026 legislative session, ILAC tracked 186 pieces of legislation, directly advocating on bills with potential implications on our industry.

Ensure Lawmakers Are Informed & Connected With CAI: By educating lawmakers, their staff, and other key decision-makers on our industry and connecting them with CAI, ILAC can influence the outcome of legislation.

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Make A Difference: It's Easy to Help

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Illinois.



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The Illinois Legislative Action Committee is NOT a Political Action Committee (PAC) and does not give money to legislators or legislative candidates.



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CAI Headquarters
6402 Arlington Blvd., Suite 500 | Falls Church, VA 22042

Checks should be made payable to: **Illinois Legislative Action Committee**

Most community association boards can legally allocate money to support the Illinois Legislative Action Committee. Please check your governing documents to verify before donating. **Corporate contributions are allowed and appreciated.**

Association Name: _____
Management Company: _____
Community Manager: _____
Mailing Address: _____
Phone Number: _____
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Does your association agree to be recognized for its contribution by CAI?

YES

NO

Option 1: Community Pledge

X

=

Number of Doors in Community

Pledge per Door (\$1 or More)

Total Pledge Amount

Option 2: Flat Rate Pledge

\$100

\$250

\$500

\$1,000

Other: _____