



ICUL Tracked Bills

April 1, 2015

IL - HB106 REVENUE-FINANCIAL TRANSACTION

Primary Sponsor: Representative Mary E. Flowers (D)

Last action: Rule 19(a) / Re-referred to Rules Committee (March 27, 2015)

Summary: Creates the Financial Transaction Tax Act. Beginning September 1, 2015, imposes a tax on the privilege of engaging in a financial transaction on any of the following exchanges or boards of trade: the Chicago Stock Exchange, the Chicago Mercantile Exchange, the Chicago Board of Trade, and the Chicago Board Options Exchange. Provides that the tax is imposed at a rate of \$1 per contract for all transactions for which the underlying asset is an agricultural product and \$2 per contract for all other contracts. Provides that the term "financial transaction" means a transaction involving the purchase or sale of a stock contract, futures contract, swap contract, credit default swap contract, or options contract, but does not include a transaction involving securities held in a retirement account or a transaction involving a mutual fund. Effective immediately.

IL - HB107 COMMUNITY BANK OF IL ACT

Primary Sponsor: Representative Mary E. Flowers (D)

Last action: Placed on Calendar Order of 3rd Reading - Standard Debate (March 25, 2015)

Summary: Creates the Community Bank of Illinois Act. Provides that the Department of Financial and Professional Regulation shall operate the Community Bank of Illinois. Specifies the authority of the advisory board of directors to the Bank. Provides that the Secretary is to employ a president and employees. Contains provisions concerning the removal and discharge of appointees. Provides that State funds must be deposited in the Bank. Contains provisions concerning the nonliability of officers and sureties after deposit. Specifies the powers of the Bank. Contains provisions concerning the guaranty of deposits and the Bank's role as a clearinghouse, the authorization of loans the General Revenue Fund, bank loans to farmers, limitations on loans by the Bank, the name in which business is conducted and titles taken, civil actions, surety on appeal, audits, electronic fund transfer systems, confidentiality of bank records, the sale and leasing of acquired agricultural real estate, and the Illinois higher education savings plan. Provides that the Bank is the custodian of securities. Amends the Illinois State Auditing Act to require that the Auditor General must contract with an independent certified public accounting firm for an annual audit of the Community Bank of Illinois as provided in the Community Bank of Illinois Act. Amends the Eminent Domain Act to allow the Bank to acquire property by eminent domain.

IL - HB166 FAMILY LEAVE INSURANCE PROGRAM

Primary Sponsor: Representative Mary E. Flowers (D)

Last action: Placed on Calendar 2nd Reading - Short Debate (March 26, 2015)

Summary: Creates the Family Leave Insurance Program Act. Requires the Department of Labor to establish and administer a Family Leave Insurance Program that provides family leave insurance benefits to eligible employees who take unpaid family leave to care for a newborn child, a newly

adopted or newly placed foster child, or a family member with a serious health condition. Sets forth eligibility requirements for benefits under the Act including that the employee must (i) establish that he or she has been employed for at least 680 hours in employment during the employee's qualifying year and (ii) document that he or she has provided the employer with written notice of the employee's intention to take family leave. Defines "employer" to mean (a) any person, partnership, corporation, association, or other business entity that employs 50 or more employees for each working day during each of 20 or more calendar workweeks in the year in which the leave is to be taken or in the year immediately preceding the year in which the leave is to be taken; and (b) the State of Illinois and any other unit of local government. Contains provisions concerning disqualification from benefits; premium payments; the amount and duration of benefits; the recovery of erroneous payments; hearings; defaulted premium payments; elective coverage; employment protection; coordination of family leave; defined terms; and other matters. Amends the State Finance Act. Creates the Family Leave Insurance Account Fund.

IL - HB486 CONDO ASSESSMNT-NONPAYMNT-LIEN

Primary Sponsor: Representative Kelly M. Cassidy (D)

Last action: Rule 19(a) / Re-referred to Rules Committee (March 27, 2015)

Summary: Amends the Condominium Property Act. Defines "regular monthly assessments".

Provides that following a foreclosure sale, consent foreclosure, common law strict foreclosure, or the delivery of a deed in lieu of foreclosure, the mortgagee shall have the duty to pay to the association all moneys due to satisfy the lien held by the association, except for the 9 months of unpaid regular monthly assessments and associated attorney's fees which may be collected from the purchaser. Provides that the amount due may include any attorney's fees and court costs, but may not exceed 9 months of regular assessments due over the same 9-month period. Deletes language providing that the purchaser shall have the duty to pay the proportionate share, if any, of the common expenses for the unit which would have become due in the absence of any assessment acceleration for the 6 months immediately preceding the institution of an action to enforce the collection of assessments, and which remain unpaid. Deletes language providing that if the outstanding assessments are paid at any time during an action to enforce the collection of assessments, the purchaser shall have no obligation to pay any assessments which accrued before he or she acquired title. Provides that the notice of a foreclosure sale of a condominium unit shall state that a purchaser, other than a mortgagee, shall pay to the association any unpaid monthly assessments for the 9-month period preceding the sale, including attorney's fees and court costs. Provides that each notice of a judicial sale a condominium unit and each disclosure statement issued to a prospective purchaser shall list the required fees. Provides that in certain situations, the Board of Managers (instead of the owner) of a condominium unit must make specified information available within 21 days of the request if the association is self-managed, and within 14 days if managed by a community association management firm or a community association manager as those terms are defined in the Community Association Manager Licensing and Disciplinary Act (instead of "upon demand") and may do so either electronically or in writing. Makes other changes. Effective

immediately.

IL - HB1565 TRANSPORTATION-TECH

Primary Sponsor: Representative Michael J. Zalewski (D)

Last action: Rule 19(a) / Re-referred to Rules Committee (March 27, 2015)

Summary: Amends the Transportation Network Providers Act. Makes a technical change in a Section concerning the short title.

IL - HB2477 CREDIT UNION ACT

Primary Sponsor: Representative Lou Lang (D)

Last action: Placed on Calendar Order of 3rd Reading - Short Debate (March 25, 2015)

Summary: Amends the Illinois Credit Union Act. Provides that the failure of an out-of-state credit union to register with the Secretary of Financial and Professional Regulation shall not impair the collectability of a loan made to a resident of this State. Provides that, for a renewal, refinancing, or restructuring of an existing loan at the credit union that is secured by an interest or equity in real estate, a new appraisal of the collateral shall not be required when (i) no new moneys are advanced other than funds necessary to cover reasonable closing costs, or (ii) there has been no obvious or material change in market conditions or physical aspects of the real estate that threatens the adequacy of the credit union's real estate collateral protection after the transaction, even with the advancement of new moneys. Provides that a credit union may act as a representative of and enter into an agreement with credit unions or other organizations for the purposes of providing implementation and administrative support services related to the use of debit cards, payroll debit cards, and other prepaid debit cards and credit cards. Effective immediately.

IL - HB2541 CREDIT CARD-NO RENEW-NOT USED

Primary Sponsor: Representative Monique D. Davis (D)

Last action: Placed on Calendar 2nd Reading - Standard Debate (March 25, 2015)

Summary: Amends the Credit Card Issuance Act. Provides that a credit card issuer may not automatically renew a credit card that has not been used to perform a credit card transaction within the 12 months immediately preceding the renewal.

IL - HB2542 BANKING-BUSINESS CREDIT

Primary Sponsor: Representative Monique D. Davis (D)

Last action: Added Co-Sponsor Rep. Camille Y. Lilly (March 26, 2015)

Summary: Amends the Illinois Banking Act and the Illinois Credit Union Act. Requires financial institutions and credit unions to maintain and submit a record of applications for credit from women-owned businesses, minority-owned businesses, or small businesses. Provides requirements

for the maintenance and collection of those records. Authorizes the Department of Financial and Professional Regulation to adopt rules necessary to implement the provisions. Provides that the provisions shall be operative only until the effective date of the federal regulations implementing a specified provision of the federal Dodd-Frank Wall Street Reform and Consumer Protection Act. Effective immediately.

IL - HB2549 BEST CANDIDATE FOR JOB ACT

Primary Sponsor: Representative Esther Golar (D)

Last action: Rule 19(a) / Re-referred to Rules Committee (March 27, 2015)

Summary: Creates the Best Candidate for the Job Act. Provides that private employers shall properly consider for employment persons previously convicted of one or more criminal offenses. Prohibits discrimination against such persons unless there is a direct relationship between the offense and the specific employment sought. Establishes criteria for evaluating convictions. Provides that an employer that demonstrates that it has hired an individual pursuant to the Act, except for a willful or wanton act in hiring an individual, shall not be liable for acts or omissions by the employee. Exempts law enforcement agencies.

IL - HB2584 JUDGMENT DEBTORS-VARIOUS

Primary Sponsor: Representative Emanuel Chris Welch (D)

Last action: House Committee Amendment No. 2 Rule 19(a) / Re-referred to Rules Committee (March 27, 2015)

Summary: Amends the Code of Civil Procedure. Makes changes in Sections governing: interest on judgments; supplementary proceedings; wages subject to collection; summons and issuance for proceedings relating to wage collection orders; employer duties; and personal property exempt from judgment. Adds a Section providing for the upward adjustment of exempted amounts in specified situations. Amends the Illinois Wage Assignment Act. Provides that no assignment of wages earned or to be earned is valid. Repeals the remainder of the substance of the Act. Makes a corresponding change in the Illinois Wage Payment and Collection Act. Effective immediately.

IL - HB2627 HIGH RSK HOME LOAN PERSNL PROP

Primary Sponsor: Representative Frank J. Mautino (D)

Last action: Placed on Calendar Order of 3rd Reading - Short Debate (March 25, 2015)

Summary: Amends the High Risk Home Loan Act. Includes within the definition of the term "high risk home loan" a consumer credit transaction that is secured by the consumer's principal personal dwelling if the dwelling is personal property. Effective immediately.

IL - HB2635 LIENS: SUBSTITUTION OF BOND

Primary Sponsor: [Representative Ron Sandack \(R\)](#)

Last action: Placed on Calendar Order of 3rd Reading - Short Debate (March 25, 2015)

Summary: Amends the Mechanics Lien Act. Provides that an applicant may at any time file a petition to substitute a bond for the property subject to a lien claim under the Act with the clerk of the circuit court of the county in which the property against which the lien claim is asserted is located, or, if there is a pending action to enforce the lien claim, an applicant may timely apply to become a party to the pending action at any time before a final judgment is rendered and file a petition to substitute a bond for the property subject to the lien claim in the pending action. Defines terms. Contains notice and procedural requirements; a statement of legislative intent; and language limiting the applicability of the new provisions.

IL - HB2636 STATE MONEYS-FORMS

Primary Sponsor: [Representative Ron Sandack \(R\)](#)

Last action: Placed on Calendar 2nd Reading - Short Debate (March 25, 2015)

Summary: Amends the Deposit of State Moneys Act. Makes various changes throughout the Act providing that nothing shall be construed as requiring a financial institution to provide a product or service in this State that the financial institution does not otherwise provide in this State. Makes a similar change in the Public Funds Investment Act. Effective immediately.

IL - HB2700 CREDIT UNION SAVINGS RAFFLE

Primary Sponsor: [Representative Jack D. Franks \(D\)](#)

Last action: House Committee Amendment No. 1 Rule 19(a) / Re-referred to Rules Committee (March 27, 2015)

Summary: Amends the Illinois Credit Union Act. Provides that a credit union's board of directors may authorize a savings promotion raffle. Defines a "savings promotion raffle" to mean a raffle conducted by a credit union where the sole consideration required for a chance of winning designated prizes is the deposit of at least a specified amount of money in a savings account or other savings program offered by the credit union. Makes conforming changes in the Raffles and Poker Runs Act and the Criminal Code of 2012.

IL - HB2758 HOUSING-TENANT-CRIMINAL RECORD

Primary Sponsor: [Representative Mary E. Flowers \(D\)](#)

Last action: Placed on Calendar 2nd Reading - Short Debate (March 26, 2015)

Summary: Amends the Housing Authorities Act. Deletes a provision that: (i) permits a Housing Authority, in the operation or management of housing projects, to refuse to certify or recertify applicants, current tenants, or other household members if, after due notice and an impartial hearing, that person or any of the proposed occupants of the dwelling has, prior to or during a term of tenancy or occupancy in any housing project operated by an Authority, been convicted of a

criminal offense relating to the sale or distribution of controlled substances under the laws of this State, the United States or any other state; (ii) if an Authority desires a criminal history records check of all 50 states or a 50-state confirmation of a conviction record, requires the Housing Authority to submit the fingerprints of the relevant applicant, tenant, or other household member to the Department of State Police in a manner prescribed by the Department of State Police; (iii) requires the Department of State Police to charge a fee for conducting the criminal history records check, which shall be deposited in the State Police Services Fund and shall not exceed the actual cost of the records check; and (iv) requires the Department of State Police to furnish, pursuant to positive identification, records of conviction to the Authority.

IL - HB2760 CIVIL LAW-TECH

Primary Sponsor: Representative Sam Yingling (D)

Last action: Rule 19(a) / Re-referred to Rules Committee (March 27, 2015)

Summary: Amends the Condominium Property Act. Makes a technical change in a Section concerning the short title.

IL - HB2814 RESIDENTIAL MORTGAGE LICENSE

Primary Sponsor: Representative Elaine Nekritz (D)

Last action: Referred to Assignments (March 18, 2015)

Summary: Amends the Residential Mortgage License Act of 1987. Provides that a mortgage loan brokered, funded, originated, serviced, or purchased by a party who is not licensed shall not be held to be invalid solely on the basis of specified violations of the Act. Effective immediately.

IL - HB2922 CIV PRO-FORECLOSE-FRAUD-FELONY

Primary Sponsor: Representative Esther Golar (D)

Last action: Rule 19(a) / Re-referred to Rules Committee (March 27, 2015)

Summary: Amends the Code of Civil Procedure. Provides that a person commits false representation concerning real estate title, a Class 4 felony, when he or she knowingly, as part of any transaction or legal proceeding under the Mortgage Foreclosure Article of the Code, claims an interest in real estate or executes, notarizes, or records a fraudulent real estate document. Provides that a person commits a pattern of making false representations concerning real estate title, a Class 3 felony, by committing false representation concerning title to real estate in 2 or more instances with a similar pattern or purpose which are not isolated incidents within the preceding 4 years and in which the aggregate loss or intended loss is more than \$250. Provides that the Attorney General has a private right of action for civil penalties arising from such conduct. Provides that if a person does not correct the false representation within 20 days of a written request to do so, the owner or holder of the beneficial interest in real estate which is the subject of a false representation concerning real estate title may bring a civil action in the circuit court in the county in which the real

estate is located to recover damages suffered by the owner or holder of the beneficial interest plus reasonable attorney's fees.

IL - HB3101 HIGH RISK LOAN PREPAYMENT

Primary Sponsor: Representative Marcus C. Evans, Jr. (D)

Last action: Placed on Calendar 2nd Reading - Short Debate (March 25, 2015)

Summary: Amends the High Risk Home Loan Act. Provides that the term "high risk home loan" includes certain loans that exceed an amount established by federal regulation. Defines the terms "prepayment penalty" and "prepayment fees or penalties". Effective immediately.

IL - HB3188 PERSONAL INFO PROTECTION

Primary Sponsor: Representative Ann Williams (D)

Last action: Added Co-Sponsor Rep. Daniel V. Beiser (March 31, 2015)

Summary: Amends the Personal Information Protection Act. Expands the scope of information to be protected to include medical, health insurance, biometric, consumer marketing, and geolocation information. Requires notice of breaches of security to be provided to the Attorney General. Requires privacy policies to be posted.

IL - HB3287 PROBATE-SMALL ESTATE AFFIDAVIT

Primary Sponsor: Representative Mary E. Flowers (D)

Last action: House Committee Amendment No. 1 Rule 19(a) / Re-referred to Rules Committee (March 27, 2015)

Summary: Amends the Probate Act of 1975. Provides that the terms of a guardianship account established on behalf of a minor at a financial institution must provide for compliance with court orders regarding the establishment and management of the account, and imposes certain other duties upon financial institutions. Provides that an entity may not act under the direction of a small estate affidavit unless the affiant, or his or her agent, has first presented the affidavit before a judge and obtained a court order granting access. Provides that if there is a surviving spouse, but the surviving spouse is not the affiant, the affiant must state the reason that the affiant, rather than the surviving spouse, has prepared the small estate affidavit. Provides that an affidavit not prepared by a surviving spouse must include a notarized statement, signed by the surviving spouse and witnessed by 2 persons unrelated to the affiant, stating that the surviving spouse declines to prepare the affidavit. Provides that if the reason for the surviving spouse's inability to prepare the affidavit is medically related, a letter from the surviving spouse's physician should be attached attesting to the medical condition that makes the surviving spouse unable to complete the affidavit. Provides that if there is no surviving spouse and there is one or more minor child, the affiant must be a court-appointed guardian for one or more of the children. Provides that if the surviving spouse is the affiant, he or she shall affirm that he or she was not separated from the decedent. Makes other

changes.

IL - HB3752 FINANCIAL INST-ELDER ABUSE

Primary Sponsor: Representative Christine Winger (R)

Last action: Added Co-Sponsor Rep. Daniel V. Beiser (March 31, 2015)

Summary: Creates the Financial Institutions Elder Abuse Reporting Act. Provides that a financial institution shall make an abuse report if an employee of the financial institution (i) has direct contact with an elder adult or reviews or approves an elder adult's financial documents, records, or transactions in connection with financial services provided by the financial institution to or for the elder adult, and (ii) observes or obtains knowledge of behavior, unusual circumstances, or transactions that leads the employee to know or have reasonable cause to suspect that the elder adult is the victim of financial abuse. Provides that an abuse report made under the Act is confidential. Provides that a financial institution shall establish and implement a training program to (i) assist employees in recognizing signs of potential financial abuse of an elder adult and (ii) inform employees about the requirement to file abuse reports provided by the Act. Provides for civil penalties for failure to file an abuse report.

IL - HB3771 CAR TITLE LOANS-APR LIMIT

Primary Sponsor: Representative Sue Scherer (D)

Last action: House Committee Amendment No. 1 Rule 19(a) / Re-referred to Rules Committee (March 27, 2015)

Summary: Amends the Consumer Installment Loan Act. Provides that the annual percentage rate shall not exceed 21% for title-secured loans in which an obligor provides to the licensee, as a security for the loan, physical possession of the obligor's title to a motor vehicle. Effective immediately.

IL - HB3840 ECONOMIC REDLINING TASK FORCE

Primary Sponsor: Representative Elgie R. Sims, Jr. (D)

Last action: Placed on Calendar 2nd Reading - Short Debate (March 19, 2015)

Summary: Creates the Residential and Economic Redlining Task Force Act. Creates the Residential and Economic Redlining Task Force. Provides that the task force shall (1) prepare a report evaluating the current State laws and rules designed to curb residential and economic redlining, and (2) provide recommendations to the General Assembly as to whether further legislation is needed to address the problems of residential and economic redlining in this State. Contains a repealer provision.

IL - HB3993 IDOR-FINANCIAL INSTITUTIONS

Primary Sponsor: [Representative Christine Winger \(R\)](#)

Last action: Rule 19(a) / Re-referred to Rules Committee (March 27, 2015)

Summary: Amends the Department of Revenue Law of the Civil Administrative Code of Illinois. Provides that a person or entity in possession of property or rights to property upon which a levy has been made, or any person who is obligated with respect to that property, who surrenders that property, those rights, or those obligations upon demand of the Director of Revenue is discharged from any obligation or liability to the delinquent taxpayer and any other person with respect to that property. Provides that the Department of Revenue may indemnify any financial institution that returns fraudulent funds to the Department based on the bona fide belief that the funds held by the financial institution were deposited as a result of fraud committed against a taxpayer, the Department, or another agency of the State. Effective immediately.

IL - HB4109 FIN REG-ELDER EXPLOITATION

Primary Sponsor: [Representative Michael Unes \(R\)](#)

Last action: Rule 19(a) / Re-referred to Rules Committee (March 27, 2015)

Summary: Amends the Illinois Banking Act, the Savings Bank Act, and the Illinois Credit Union Act. Provides that persons or entities under those Acts furnishing information concerning financial abuse of the elderly shall be entitled to the rights and protections of a person furnishing information under the Department of Human Services Act.

IL - SB157 CIVIL LAW-TECH

Primary Sponsor: [Senator Don Harmon \(D\)](#)

Last action: Chief Sponsor Changed to Sen. Don Harmon (March 30, 2015)

Summary: Amends the Health Care Services Lien Act. Makes a technical change in a Section concerning the creation and limitation of liens.

IL - SB664 PROBATE-SMALL ESTATE AFFIDAVIT

Primary Sponsor: [Senator Heather A. Steans \(D\)](#)

Last action: Rule 3-9(a) / Re-referred to Assignments (March 27, 2015)

Summary: Amends the Probate Act of 1975. Provides that the terms of a guardianship account established on behalf of a minor at a financial institution must provide for compliance with court orders regarding the establishment and management of the account, and imposes certain other duties upon financial institutions. Provides that an entity may not act under the direction of a small estate affidavit unless the affiant, or his or her agent, has first presented the affidavit before a judge and obtained a court order granting access. Provides that if there is a surviving spouse, but the surviving spouse is not the affiant, the affiant must state the reason that the affiant, rather than the surviving spouse, has prepared the small estate affidavit. Provides that an affidavit not prepared by a surviving spouse must include a notarized statement, signed by the surviving spouse and

witnessed by 2 persons unrelated to the affiant, stating that the surviving spouse declines to prepare the affidavit. Provides that if the reason for the surviving spouse's inability to prepare the affidavit is medically related, a letter from the surviving spouse's physician should be attached attesting to the medical condition that makes the surviving spouse unable to complete the affidavit. Provides that if there is no surviving spouse and there is one or more minor child, the affiant must be a court-appointed guardian for one or more of the children. Provides that if the surviving spouse is the affiant, he or she shall affirm that he or she was not separated from the decedent. Makes other changes.

IL - SB682 CIVIL LAW-TECH

Primary Sponsor: Senator Michael Noland (D)

Last action: Added as Chief Co-Sponsor Sen. Bill Cunningham (March 30, 2015)

Summary: Amends the Crime Victims Compensation Act. Makes a technical change in a Section concerning the short title.

IL - SB735 FORECLOSURE-SPEC REPRESENTATIVE

Primary Sponsor: Senator John G. Mulroe (D)

Last action: Chief House Sponsor Rep. Lou Lang (March 27, 2015)

Summary: Amends the Mortgage Foreclosure Article of the Code of Civil Procedure. In provisions outlining under which circumstances the court is not required to appoint a special representative for a deceased mortgagor for the purpose of defending the action, adds situations where there is a: (i) beneficiary under a transfer on death instrument; (ii) person or entity that was conveyed title to the property by the deceased mortgagor prior to death; (iii) person or entity that was conveyed title to the property under the administration of the deceased's estate; or (iv) trust that was conveyed title to the property.

IL - SB1248 JUDGMENT DEBTORS-VARIOUS

Primary Sponsor: Senator Daniel Biss (D)

Last action: Rule 2-10 Committee Deadline Established As April 24, 2015 (March 27, 2015)

Summary: Amends the Code of Civil Procedure. Makes changes in Sections governing: interest on judgments; supplementary proceedings; wages subject to collection; summons and issuance for proceedings relating to wage collection orders; employer duties; and personal property exempt from judgment. Adds a Section providing for the upward adjustment of exempted amounts in specified situations. Amends the Illinois Wage Assignment Act. Provides that no assignment of wages earned or to be earned is valid. Repeals the remainder of the substance of the Act. Makes a corresponding change in the Illinois Wage Payment and Collection Act. Effective immediately.

IL - SB1278 GARNISH INCOME TAX REFUNDS

Primary Sponsor: Senator Ira I. Silverstein (D)

Last action: Senate Committee Amendment No. 1 Rule 3-9(a) / Re-referred to Assignments (March 27, 2015)

Summary: Amends the Illinois Income Tax Act. Provides that the Department of Revenue shall garnish a tax refund payable to a judgment debtor and instead remit the refund to the judgment creditor. Adds provisions governing the procedure for garnishment of tax refunds. Directs the Department to adopt rules to implement these provisions. Provides that specified refund withholding requests take priority over a garnishment order. Makes a corresponding change in the Code of Civil Procedure. Effective January 1, 2016.

IL - SB1281 REVERSE MORTGAGE LOANS

Primary Sponsor: Senator Jacqueline Y. Collins (D)

Last action: Placed on Calendar Order of 2nd Reading March 26, 2015 (March 25, 2015)

Summary: Amends the Illinois Act on the Aging. Provides that the Department on Aging has the power and duty to develop the content and format of a statement regarding non-recourse reverse mortgage loans under a specified provision of the Illinois Banking Act. Provides that the statement shall provide independent consumer information regarding the potential benefits and risks associated with non-recourse reverse mortgages, potential alternatives to non-recourse reverse mortgages, and the availability of independent counseling services, including services provided by nonprofit agencies certified by the federal government to provide required counseling for non-recourse reverse mortgages insured by the federal government. Amends the Illinois Banking Act. Provides that a reverse mortgage may be subject to any additional terms and conditions imposed by a lender that are required under the provisions of the federal Housing and Community Development Act of 1987 to enable the lender to obtain federal government insurance on mortgage borrowers 62 years of age or older if the loans are to be insured under that Act. Makes changes to provisions concerning the definition of a "reverse mortgage" and other definitions, repayment obligations under a reverse mortgage, disclosure requirements, restrictions on cross-selling, and certification requirements. Repeals a provision that regulated reverse mortgages. Amends the Savings Bank Act. Repeals a provision concerning reverse mortgage disclosures. Amends the Illinois Credit Union Act. Removes a provision concerning credit unions making reverse mortgages. Removes the definition of "real estate". Amends the Residential Mortgage License Act of 1987. Makes corresponding changes requiring licensees to follow the requirements of the Illinois Banking Act.

IL - SB1310 CIVIL LAW-TECH

Primary Sponsor: Senator Don Harmon (D)

Last action: Referred to Assignments (February 18, 2015)

Summary: Amends the Code of Civil Procedure. Makes a technical change in a Section regarding the short title of the Article concerning mortgage foreclosures.

IL - SB1311 CIVIL LAW-TECH

Primary Sponsor: Senator Don Harmon (D)

Last action: Referred to Assignments (February 18, 2015)

Summary: Amends the Condominium Property Act. Makes a technical change in a Section concerning common expenses.

IL - SB1368 CONDO ASSESSMNT-NONPAYMNT-LIEN

Primary Sponsor: Senator Heather A. Steans (D)

Last action: Rule 2-10 Committee Deadline Established As April 24, 2015 (March 27, 2015)

Summary: Amends the Condominium Property Act. Defines "regular monthly assessments".

Provides that following a foreclosure sale, consent foreclosure, common law strict foreclosure, or the delivery of a deed in lieu of foreclosure, the mortgagee shall have the duty to pay to the association all moneys due to satisfy the lien held by the association, except for the 9 months of unpaid regular monthly assessments and associated attorney's fees which may be collected from the purchaser. Provides that the amount due may include any attorney's fees and court costs, but may not exceed 9 months of regular assessments due over the same 9-month period. Deletes language providing that the purchaser shall have the duty to pay the proportionate share, if any, of the common expenses for the unit which would have become due in the absence of any assessment acceleration for the 6 months immediately preceding the institution of an action to enforce the collection of assessments, and which remain unpaid. Deletes language providing that if the outstanding assessments are paid at any time during an action to enforce the collection of assessments, the purchaser shall have no obligation to pay any assessments which accrued before he or she acquired title. Provides that the notice of a foreclosure sale of a condominium unit shall state that a purchaser, other than a mortgagee, shall pay to the association any unpaid monthly assessments for the 9-month period preceding the sale, including attorney's fees and court costs. Provides that each notice of a judicial sale a condominium unit and each disclosure statement issued to a prospective purchaser shall list the required fees. Provides that in certain situations, the Board of Managers (instead of the owner) of a condominium unit must make specified information available within 21 days of the request if the association is self-managed, and within 14 days if managed by a community association management firm or a community association manager as those terms are defined in the Community Association Manager Licensing and Disciplinary Act (instead of "upon demand") and may do so either electronically or in writing. Makes other changes. Effective immediately.

IL - SB1376 FIDUCIARY ACCESS-DIGITAL ASSET

Primary Sponsor: [Senator Michael E. Hastings \(D\)](#)

Last action: Placed on Calendar Order of 3rd Reading March 24, 2015 (March 19, 2015)

Summary: Creates the Uniform Fiduciary Access to Digital Assets Act. Defines terms. Provides procedures and requirements for the access and control by guardians, executors, agents, and other fiduciaries to the digital assets of persons who are deceased, under a legal disability, or subject to the terms of a trust. Adds provisions concerning: fiduciary authority; compliance by the account custodian; immunity; applicability; construction; and the Act's relation to federal laws governing electronic signatures. Makes corresponding changes in the Criminal Code of 2012.

IL - SB1380 MUNI CD-BLIGHT-PROPERTY LIENS

Primary Sponsor: [Senator David Koehler \(D\)](#)

Last action: Rule 2-10 Committee Deadline Established As April 24, 2015 (March 27, 2015)

Summary: Amends the Municipal Code. Provides that liens obtained for the removal of neglected weeds, grass, trees, and bushes; pest extermination; removal of infected trees; removal of garbage, debris, and graffiti; the costs of removal, securing, and enclosing on abandoned residential property; and the cost of the demolition, repair, enclosure, or removal of dangerous and unsafe buildings or uncompleted and abandoned buildings shall also affix to all real property of the property owner or owners. Further provides that the notice requirements apply to liens against all real property of the property owner.

IL - SB1487 COOK CTY RECORDER-TITLE FREEZE

Primary Sponsor: [Senator Bill Cunningham \(D\)](#)

Last action: Placed on Calendar Order of 3rd Reading March 26, 2015 (March 25, 2015)

Summary: Amends the Counties Code. Provides that the recorder of deeds in a county with a population of more than 3,000,000 shall establish a pilot program that permits documents to be recorded against a property in foreclosure by judicial order only. Provides that the pilot program shall last from January 1, 2016 to January 1, 2019. Adds provisions concerning: the procedures for limiting the recording of documents; erroneous recording of documents; immunity of the recorder; and premature termination of the pilot program. Repeals the new provisions on January 1, 2019.

IL - SB1539 STATE MONEYS-FORMS

Primary Sponsor: [Senator Karen McConaughay \(R\)](#)

Last action: Placed on Calendar Order of 2nd Reading March 26, 2015 (March 25, 2015)

Summary: Amends the Deposit of State Moneys Act. Makes various changes throughout the Act providing that nothing shall be construed as requiring a financial institution to provide a product or service in this State that the financial institution does not otherwise provide in this State. Makes a similar change in the Public Funds Investment Act. Effective immediately.

IL - SB1833 PERSONAL INFO PROTECTION

Primary Sponsor: Senator Daniel Biss (D)

Last action: Sponsor Removed Sen. William Delgado (March 25, 2015)

Summary: Amends the Personal Information Protection Act. Expands the scope of information to be protected to include medical, health insurance, biometric, consumer marketing, and geolocation information. Requires notice of breaches of security to be provided to the Attorney General. Requires privacy policies to be posted.

IL - SB1942 HIGH RISK LOAN PREPAYMENT

Primary Sponsor: Senator Michael E. Hastings (D)

Last action: Placed on Calendar Order of 2nd Reading March 26, 2015 (March 25, 2015)

Summary: Amends the High Risk Home Loan Act. Provides that the term "high risk home loan" includes certain loans that exceed an amount established by federal regulation. Defines the terms "prepayment penalty" and "prepayment fees or penalties". Effective immediately.

IL - SR142 URGE FEDS - CREDIT CARD DATA

Primary Sponsor: Senator Mattie Hunter (D)

Last action: Senate Floor Amendment No. 2 Referred to Assignments (March 27, 2015)

Summary: Urges the United States government to address the issue of credit card data security breaches and to focus on increased accountability and higher security regarding credit card data used at retailers.