

# Legislative Report

**BOMA/Suburban Chicago**

April 20, 2018

The Illinois General Assembly was in session this week. Both chambers return to session on Monday, April 23<sup>rd</sup>.

It was another busy week in the capital. Both chambers considered hundreds of amendments at the committee level in addition to approving and moving proposals from one legislative chamber to the other.

Next Friday is 3<sup>rd</sup> Reading Deadline for bills to be passed out of their respective chambers and moved to the opposite chamber.

## **ILLINOIS HOUSE APPROVED TRUMP TAX-CAP WORKAROUND**

On Wednesday, the Illinois House today overwhelmingly approved a bill that, if upheld, would give the state's taxpayers a workaround to new federal tax rules limiting the deduction for state and local taxes to \$10,000 a year.

The measure passed 93-15, far more votes than the 60 needed and well above what would be required to overcome a veto by Gov. Bruce Rauner.

The bill now goes to the Senate.

Under terms of the measure sponsored by Rep. Jonathan Carroll, D-Northbrook, Illinoisans would receive a credit for contributions to a new charity set up to fund public schools statewide. The credit would be applied against an individual's Illinois income tax liability.

Since charitable contributions are not capped under the new federal tax passed at the request of President Donald Trump, the measure in theory would restore full deductibility for state and local taxes on federal returns, rather than limiting them to a combined maximum of \$10,000.

In the end, the bill got the support not only of most Democrats but House GOP leader Jim Durkin and his leadership team. Durkin's district is the western suburbs, one of the areas of the state where many taxpayers would lose part of their current deduction.

New York and some other states are considering another workaround, in which employers would pay a fully deductible payroll tax on an employee's salary, taking the difference out of an individual's pay.

## GOVERNOR STOPS SENDING MEDICAID PATIENTS TO BLUE CROSS

The Rauner administration has cut off Blue Cross & Blue Shield of Illinois from enrolling patients in the state's revamped Medicaid managed-care program.

The Illinois Department of Healthcare & Family Services, which oversees Medicaid, stopped enrollment to Blue Cross on April 11 and imposed a \$150,000 fine, according to recent letters between HFS and Blue Cross. HFS levied the penalties for two reasons: Blue Cross' network of doctors and hospitals around the state doesn't provide enough access for patients, and the Chicago-based insurer failed to address a backlog of grievances and appeals from its enrollees.

The enrollment suspension comes at an inconvenient time. Medicaid recipients are choosing among seven insurers depending on where they live in Illinois—Blue Cross has enrolled the most so far—as part of Gov. Bruce Rauner's new managed-care program. He's largely privatizing the state health insurance program for the poor and disabled by having private insurers oversee Medicaid recipients' medical benefits, with a focus on prevention. The idea is to improve the health of Illinois' roughly 3 million Medicaid enrollees, ultimately lowering medical costs and saving the state money.

The overhauled managed-care program, dubbed HealthChoice Illinois, debuted Jan. 1 and rolled out statewide as of April 1. Medicaid recipients can pick their insurer. If they don't, the state will assign them to one. That's where Blue Cross just lost part of its ability to compete for enrollees.

As of March 1, Blue Cross enrolled about 432,000 people, followed by regional carrier Meridian Health Plan (nearly 429,000), and CountyCare (nearly 329,000), which is owned and operated by the Cook County Health & Hospitals System, state enrollment data show.

The healthcare and family services department warned Blue Cross in January that the state would stop assigning patients to the insurer April 1. Blue Cross' network of hospitals, specialists and primary care doctors in the northwest, central and southern parts of the state was lacking, according to a March 21 letter from HFS to Blue Cross.

In separate correspondence, HFS outlined how the department told Blue Cross in February that the insurer needed to complete old appeals and grievances by March 15. Blue Cross turned in reports March 29 and April 2, but they appeared to be different, "leading to questions about the accuracy of the data in the reports." The letter didn't provide details of the age or types of appeals and grievances, and a spokesman for HFS didn't have immediate details.

The state also recently sanctioned Blue Cross in a separate Medicaid program, fining the insurer \$87,500 related to processing appeals and grievances.

"The non-compliance is egregious, persistent, and incapable of being cured retroactively," HFS wrote in an April 6 letter to Blue Cross.

Still, the financial penalty isn't much of a deterrent. Blue Cross' parent, Health Care Service Corp., one of the largest insurers in the nation, had \$32.6 billion in 2017 revenue, according to a financial statement. That represents a majority of HCSC's business.

## RICH MILLER'S WEEKLY COLUMN

I've read, watched and heard a whole lot of commentary about the upcoming state budget negotiations during the past few weeks and it pretty much all ignores recent history and focuses instead on one-sided claims of pending controversy.

For instance, this is from an April 7 State Journal-Register editorial: "Some Republicans have voiced in recent weeks the thought that Democrats, who control the House and Senate, might not want to have a state budget again, in hopes it will impede GOP Gov. Bruce Rauner's re-election chances in November."

But that prediction — along with other predictions some Republican legislators are making about stuff like the possibility the Democrats will try to jam through a half-year budget — ignores one of the most significant legislative events of the past several years: The 2017 bipartisan overrides of Gov. Rauner's vetoes of the income tax hike and the budget bills.

That was not some isolated moment in history. Another bipartisan budget-related veto override could very well happen again this year. It would also be easier this time around because there's no immediate need for another hugely controversial tax hike. All they gotta do this spring is pass a budget with existing revenues.

"The retiring Republicans have great leverage and will use it," predicted a House Republican who voted to override the governor last year and is now serving out the remainder of his final term.

He's right. We probably can't count on all 10 of the HGOP members who voted to override Rauner's vetoes last year. Some are retiring and may want jobs. Some are running for reelection and may want Rauner's campaign money. The House Democrats have 67 members, a veto override requires 71, so if half of those ten Republicans vote as a bloc, they can drive the discussion throughout the rest of the spring session.

House Speaker Michael Madigan's rank and file members absolutely do not want another budget crisis, so they will be pushing him to find a way to compromise, either with the governor and the Republican leaders or with that rump group of 2017 tax hike Republicans.

It's also highly doubtful that Democratic gubernatorial nominee J.B. Pritzker wants a half-year budget. Who wants to take office and then immediately face a daunting fiscal crisis? Madigan, after all, messes with every governor, Republican and Democrat, over the budget. It's a situation to avoid at all costs. Besides, those rebel Republicans undoubtedly wouldn't go along with such a scheme anyway. If you have the votes, then do the responsible thing (like they did last year) and pass a full-year budget.

Not to mention that a lot of other Republicans who voted with the governor last year would much rather have a deal than yet another fight that they likely cannot win.

From the beginning of Rauner's term, Speaker Madigan did not want to make a move on a tax hike without the governor's cooperation and/or without Republican votes to override him. He simply didn't want the entire blame and after losing seats in the 2016 election Madigan didn't have enough votes to override a veto on his own anyway.

The same will undoubtedly hold true this year. Why make any unilateral, partisan budgetary moves when Madigan can once again claim to be cooperating in a bipartisan manner? It's not as if he cares about state budgets beyond whatever political advantages he can squeeze out of them. And another successful bipartisan defeat of Rauner would definitely be a "win." In fact, that's likely Madigan's best-case scenario.

So, despite what you may have been reading or seeing or hearing during the spring break, the real heat is on Gov. Rauner and his two legislative leaders. The governor has a horrible job approval rating, just barely won his Republican primary and is now facing a billionaire Democrat in what sure looks like a national wave year for the Democratic Party.

Rauner really needs a win. He and his leaders will have to either negotiate in good faith, or they can just punt it to the other side, and the governor can veto the budget yet again and spin the results as best they can.

The budget is the final major test of Gov. Rauner's first term. Whatever happens will set the tone for the rest of the year's campaign. He can yet again claim impotence ("I'm not in charge") by ceding control to the other side or he can finally become truly engaged in the task at hand.

## LEGISLATIVE WATCH LIST

**HB4202 INC TX-RATES** (BENNETT T) Amends the Illinois Income Tax Act. Provides that, for taxable years beginning on or after January 1, 2019, the rate of tax shall be 5% for corporations (currently, 7%). Makes conforming changes concerning distributions to the Local Government Distributive Fund. Effective immediately.

*Current Status:* 1/16/2018 - Referred to House Rules

*Recent Status:* 1/16/2018 - FIRST READING

12/20/2017 - Filed with the Clerk by Rep. Thomas M. Bennett

**HB4268 HOME REPAIR-CONSUMER NOTICES** (THAPEDI A) Amends the Home Repair and Remodeling Act. Provides that "residence" means a single-family home or dwelling or a multiple-family home or dwelling containing 6 or fewer apartments, condominiums, town houses, or dwelling units, used or intended to be used by the consumer as his or her dwelling place (instead of "by occupants as dwelling places"). In the home repair consumer rights pamphlet, replaces notice language concerning lien waivers with the following: "Illinois law requires that, before payment, your contractor give you a sworn statement which lists: (1) all the persons or companies your contractor hired to work on your home and their addresses; and (2) the amounts previously paid, the amounts about to be paid, and the total amount owed after the payment to these persons or companies. The sworn statement should be fully completed, signed, and notarized. When the contractor's sworn statement lists an amount due or to become due to a subcontractor, or when a subcontractor gives you notice of an amount due to the subcontractor, you must retain sufficient funds to pay that subcontractor.

Subcontractors give the contractors lien waivers when they are paid. Ask your contractor for copies of these lien waivers. If your contractor tells you he or she needs a payment from you in order to pay subcontractors, you have the right to pay the subcontractors directly."

**Current Status:** 4/20/2018 - House Bills on Third Reading

**Recent Status:** 4/19/2018 - House Bills on Third Reading

4/18/2018 - Placed on Calendar Order of 3rd Reading - Short Debate

**HB4390 CRIM CD-CRIMINAL BUILDING MGMT (WILLIS K)** Amends the Criminal Code of 2012. Defines "commercial property", "dangerous condition", "first responder", "management or operational control", "person", and "serious bodily injury". Provides that first responder endangerment is committed when a person knowingly creates a dangerous situation and intentionally conceals the dangerous condition in a commercial property under his or her management or control and the dangerous condition is the primary cause of death or serious bodily injury of a first responder during the course of his or her official duties. Provides that first responder endangerment is a Class 4 felony.

House Committee Amendment No. 1 - Replaces everything after the enacting clause. Amends the Criminal Code of 2012. Creates the offense of first responder endangerment. Provides that a person commits the offense when he or she knowingly creates a dangerous condition and intentionally conceals the dangerous condition in a commercial property under his or her management or operational control and the dangerous condition is found to be the primary cause of the death or serious bodily injury of a first responder in the course of his or her official duties. Provides that a violation is a Class 4 felony. Defines various terms.

**Current Status:** 3/9/2018 - Referred to Senate Assignments

**Recent Status:** 3/9/2018 - FIRST READING

3/9/2018 - Chief Senate Sponsor Sen. Martin A. Sandoval

**Notes:** Chicago has been working hard on and Ron actually testified in hearings on this one. This may be a bill that we could actually team up with Chicago on. The bill has serious ramifications if it passes and you work for a landlord who does not want to spend money.

**HB4569 ABOVEGROUND FUEL STORAGE (PARKHURST L)** Amends the Gasoline Storage Act. Provides that each facility used for: (i) agricultural purposes at an agriculture site; (ii) refueling construction equipment at a construction site; or (iii) parking, operating, or maintaining a commercial vehicle fleet may store up to 12,000 gallons of any single type of fuel for dispensing in aboveground storage tanks that are constructed of steel, made vapor tight, and outside of buildings. Effective immediately.

House Committee Amendment No. 1 - Replaces everything after the enacting clause. Amends the Gasoline Storage Act. Provides that a facility used for: (i) agricultural purposes at an agricultural site; (ii) refueling construction equipment at a construction site; (iii) parking, operating, or maintaining a commercial vehicle fleet; or (iv) fueling at railway yards, may store an aggregate total of 12,000 gallons of fuel for dispensing in aboveground storage tanks, as long as the facility complies with all other requirements of the rules of the Office of the State Fire Marshal. Effective immediately.

**Current Status:** 4/12/2018 - Added as Alternate Co-Sponsor Sen. Michael E. Hastings

**Recent Status:** 3/14/2018 - Added as Alternate Chief Co-Sponsor Sen. Michael Connelly

3/9/2018 - Referred to Senate Assignments

**HB4774 LOCAL-LOWEST RESPONSIBLE BID (KIFOWIT S)** Amends the Counties Code. In provisions regarding determination of the lowest responsible bidder in purchases by a county with fewer than 2,000,000 inhabitants for services, materials, and equipment, a local

company that bids within 5% to 10% of the lowest bid, if that lowest bid is made by a non-local company, is the lowest responsible bidder. Provides that if more than one local company's bid is within 5% to 10% of the lowest bid made by a non-local company, the county board shall award the contract to the lowest responsible bidder among the local company bids. Defines "local company" as a company or business entity located within the contracting county or any contiguous county in the State that has the majority of its regular, full-time workforce located within the contracting county or contiguous county. Amends the Township Code. Makes similar changes in provisions concerning construction contracts and contracts for services, materials, equipment, or supplies. Amends the Illinois Municipal Code. Makes similar changes in provisions concerning purchasing and public works contracts in municipalities of less than 500,000.

**Current Status:** 4/20/2018 - House Bills on Second Reading

**Recent Status:** 4/19/2018 - House Bills on Second Reading  
4/18/2018 - House Bills on Second Reading

**HB5505 REALTY LICENSES-BOARDS (MCCOMBIE T)** Amends the Auction License Act, the Community Association Manager Licensing and Disciplinary Act, the Real Estate License Act of 2000, and the Real Estate Appraiser Licensing Act of 2002. Makes changes to the terms for members of the Auction Advisory Board, the Community Association Manager Licensing and Disciplinary Board, the Real Estate Administration and Disciplinary Board, and the Real Estate Appraisal Administration and Disciplinary Board. Provides that the members' terms shall be for 4 years and the term expires upon completion of the term. Provides that the Community Association Manager Licensing and Disciplinary Board that are serving on the Board on the effective date of the amendatory Act may serve the remainder of their unexpired terms. Provides that no member of the Real Estate Administration and Disciplinary Board shall be reappointed to the Board for a term that would cause his or her cumulative service to the Board to exceed 10 years (rather than 12 years). Makes changes to the appointment process for vacancies on the Auction Advisory Board, the Community Association Manager Licensing and Disciplinary Board, and the Real Estate Appraisal Administration and Disciplinary Board. Effective immediately.

**Current Status:** 4/20/2018 - House Bills on Second Reading

**Recent Status:** 4/19/2018 - House Bills on Second Reading  
4/18/2018 - House Bills on Second Reading

**Notes:** If bill passes, need to inform BOMA members as all third party managers have this license

**HB5508 HOMELESS BILL OF RIGHTS (FORD L)** Amends the Bill of Rights for the Homeless Act. Provides that if a unit of local government determines that a person experiencing homelessness is living in a public space and requires that person to vacate the public space, the unit of local government shall: (i) provide a 48-hour notice to vacate to that person; (ii) offer to call a paramedic for medical treatment; (iii) offer to provide transportation to the nearest homeless shelter; and (iv) allow the person to collect all personal property and offer bags to transport the personal property.

**Current Status:** 4/20/2018 - House Bills on Second Reading

**Recent Status:** 4/19/2018 - House Bills on Second Reading  
4/18/2018 - House Bills on Second Reading

**Notes:** Limits a Landlord recourse to contact Law Enforcement or the municipality if they have homeless gathering on public property. If you call for assistance there will be ramifications to village thereby reducing the likelihood that they will want to assist.

**SB1435 INC TX-SOUNDPROOFING** (MURPHY L) Amends the Illinois Income Tax Act. Creates an income tax credit in an amount equal to the amount paid by the taxpayer during the taxable year for the purpose of purchasing acoustical materials, other materials, labor, and professional services to soundproof a residential home located at an eligible address against aircraft noise generated by an airport governed by the provisions of the Permanent Noise Monitoring Act. Provides that the credit may not reduce the taxpayer's liability to less than zero; however, the credit may be carried forward. Provides that the credit is exempt from the Act's automatic sunset provisions. Effective immediately.

**Current Status:** 4/13/2018 - Rule 2-10 Committee Deadline Established As April 27, 2018

**Recent Status:** 1/30/2018 - Senate Revenue, (First Hearing)1/26/2018 - Added as Chief Co-Sponsor Sen. Don Harmon

**SB1791 PROP TAX-VALUATION** (STADELMAN S) Amends the Property Tax Code. Provides that in all cases where a change in assessed valuation greater than \$300,000 is sought, the Property Tax Appeal Board shall make an independent determination of valuation. Provides criteria for determining which comparable properties are to be used, together with requirements and criteria for making the independent determination of valuation. Makes a conforming change. Effective immediately.

**Current Status:** 4/13/2018 - Rule 2-10 Committee Deadline Established As April 27, 2018

**Recent Status:** 1/30/2018 - Senate Revenue, (First Hearing)1/24/2018 - Re-assigned to Senate Revenue

**SB1792 PROP TX-COMPLAINT-DISCLOSURE** (STADELMAN S) Amends the Property Tax Code. In provisions concerning hearings before the board of review or the Property Tax Appeal Board, provides that the complainant or appellant shall make timely disclosure to the assessor and the board or review or Property Tax Appeal Board, as applicable, of all relevant evidence or information known to the complainant or appellant, including, in cases where a change in assessed valuation over \$300,000 is sought, all appraisals prepared in anticipation of filing a complaint or appeal. Effective immediately.

**Current Status:** 4/13/2018 - Rule 2-10 Committee Deadline Established As April 27, 2018

**Recent Status:** 1/30/2018 - Senate Revenue, (First Hearing)1/24/2018 - Re-assigned to Senate Revenue

**Notes:** Directly related to SB 1791 – Owner must make –timely disclosure–

**SB1793 PROP TX-COMPARABLES** (STADELMAN S) Amends the Property Tax Code. Provides that, with respect to non-residential property, neither the board of review nor the Property Tax Appeal Board may consider comparable real property sales made subject to a private restriction or covenant in connection with the sale or rental of the property if that private restriction or covenant substantially impairs the use of the comparable property as compared to the property subject to assessment, or if that private restriction or covenant materially increases the likelihood of vacancy or inactivity on the property. Effective immediately.

**Current Status:** 4/13/2018 - Rule 2-10 Committee Deadline Established As April 27, 2018

**Recent Status:** 1/30/2018 - Senate Revenue, (First Hearing)1/24/2018 - Re-assigned to Senate Revenue

**Notes:** Related to 1791 and 1792 – non-residential properties

**SB1794 PROP TX-APPRAISAL DATABASE** (STADELMAN S) Amends the Property Tax Code. Provides that the Department of Revenue, with the assistance of the Office of Appraisals, shall maintain a database of all appraisals introduced as evidence in hearings before the Property Tax Appeal Board or the board of review. Provides that the database must be searchable by certain specified parameters. Effective immediately.

**Current Status:** 4/13/2018 - Rule 2-10 Committee Deadline Established As April 27, 2018

**Recent Status:** 1/30/2018 - Senate Revenue, (First Hearing)1/24/2018 - Re-assigned to Senate Revenue

**SB2211 FIRE SPRINKLER - DATABASE** (HARMON D) Amends the Fire Sprinkler Contractor Licensing Act. Provides that an individual who performs inspection and testing of fire sprinkler systems and control equipment must possess on his or her person a photo identification card issued by the State Fire Marshal as proof of compliance with the Act. Provides that the photo identification card shall be issued by the State Fire Marshal annually at a fee determined by the State Fire Marshal by rule. Provides that all inspections and testing of fire sprinkler systems and control equipment must be recorded on an inspection report issued by the State Fire Marshal and provides requirements for the inspection reports. Provides that all fire sprinkler systems must be affixed with a pre-printed label bearing specified information that shall be purchased by the licensed contractor from the State Fire Marshal. Provides that a copy of the inspection report must be forwarded to the State Fire Marshal within 24 hours after completion of the inspection. Provides that the fees for an inspection form and photo identification card shall be determined by the State Fire Marshal by rule. Provides that the State Fire Marshal has the power and duty to establish a database of all persons involved in the inspection or testing of existing fire sprinkler systems or control equipment.

**Current Status:** 4/19/2018 - Placed on Calendar Order of 2nd Reading April 23, 2018

**Recent Status:** 4/19/2018 - Do Pass Licensed Activities and Pensions; 011-000-000  
4/18/2018 - Senate Licensed Activities and Pensions, (First Hearing)

**Notes:** Currently postponed but we need to make sure it does not resurface " it will be another inspection fee just like the State Certification inspection of elevators

**SB2475 RIVER EDGE ZONE-QUALIFICATIONS** (MCCONNAUGHAY K) Amends the River Edge Redevelopment Zone Act. Provides that, on and after the effective date, the Department of Commerce and Economic Opportunity may certify as a River Edge Redevelopment Zone any area that meets the qualifications set forth in the Act.

**Current Status:** 4/13/2018 - Rule 2-10 Committee Deadline Established As April 27, 2018

**Recent Status:** 3/1/2018 - Assigned to Senate Revenue  
1/30/2018 - Referred to Senate Assignments

**SB2502 USE/OCC TX-NOTIFICATIONS** (BERTINO-TARRANT J) Amends the Use Tax Act and the Service Use Tax Act. Provides that retailers and servicemen that do not collect the taxes under those Acts shall make the following reports and notifications: (1) a notification with each purchase made to an Illinois purchaser that use tax is due on certain purchases at retail made from the retailer and that the State requires the purchaser to file a use tax return; and (2) an annual notification to each Illinois purchaser detailing the total amount paid by the purchaser for Illinois purchases at retail during the previous calendar year. Provides that, if a purchaser has otherwise failed to file a return with the Department of Revenue and remit the proper amount of tax due, and if the purchaser receives a notification from a retailer under the provisions of the amendatory Act, then that purchaser must file a return and pay the tax by April 15 of the year in which the notification is received. Effective immediately.

**Current Status:** 4/13/2018 - Rule 2-10 Committee Deadline Established As April 27, 2018

**Recent Status:** 4/12/2018 - Postponed - Revenue  
4/11/2018 - Senate Committee Amendment No. 1 Postponed - Revenue

**SB2621 MECHANICS LIENS-SUBCONTRACTORS** (MULROE J) Amends the Mechanics Lien Act. Deletes language providing that a subcontractor shall, within 90 days after the completion his



or her obligations under the contract between the contractor and the subcontractor, or, if extra or additional work or material is delivered thereafter, within 90 days after the date of completion of such extra or additional work or final delivery of such extra or additional material, cause a written notice of his or her claim and the amount due. Provides instead that a subcontractor shall, within 90 days after the completion of the work or extra work or materials are furnished under the contractor's contract with the owner, cause a written notice of his or her claim and the amount due.

**Current Status:** 4/19/2018 - Senate Bills on Third Reading

**Recent Status:** 4/18/2018 - Placed on Calendar Order of 3rd Reading April 19, 2018  
4/18/2018 - SECOND READING

**Notes:** extends the time which contractor may file a lien " under current they must file within 90 days " under proposed bill they will just have to notify of intent to possibly file within 90 days.

**SB3215 PROP TX-SALE IN ERROR (BARICKMAN J)** Amends the Property Tax Code. In provisions concerning sales in error, provides that, in cases where improvements upon the property sold have been substantially destroyed or rendered uninhabitable or otherwise unfit for occupancy, the court may order the holder of the certificate of purchase to assign the certificate to the county collector, upon request of the county collector. Provides that the county collector may further assign the certificate to the county, acting as trustee for taxing districts, or to a taxing district having an interest in the taxes sold. Provides that, if the certificate of purchase is assigned to the county delinquent tax agent because the improvements have been substantially destroyed or rendered uninhabitable or otherwise unfit for occupancy, then the county delinquent tax agent shall extend the redemption period by 36 months.

**Current Status:** 4/25/2018 - Senate Revenue, (First Hearing)

**Recent Status:** 4/19/2018 - Senate Bills on Second Reading  
4/18/2018 - Senate Bills on Second Reading

**SB3216 CIV PRO-FORECLOSURE LIMITATION (BARICKMAN J)** Amends the Code of Civil Procedure. Provides that actions for the recovery of real property following a foreclosure shall be brought within 3 years after possession is taken. Provides that every person in the actual possession of lands or tenements, under claim and color of title, as a purchaser following a foreclosure, and who for 3 successive years continues in possession, and also, during such time, pays all taxes legally assessed on the lands or tenements, shall be held and adjudged to be the legal owner of the lands or tenements, to the extent and according to the purport of his or her paper title. In the Section concerning strict foreclosure of an omitted subordinate interest, provides that "omitted subordinate interest" includes a person who was a named party in a foreclosure action over which the court lacked personal jurisdiction due to defective service of process, or was a party over which the court initially had personal jurisdiction but whose judgment was vacated due to lack of personal jurisdiction over a co-defendant. Provides that a foreclosure proceeding may be reopened as to the defendant and co-defendants only if the defendant was a named party in the foreclosure action over which the court lacked personal jurisdiction due to defective service of process, and after the foreclosure proceeding is reopened, if the defendant is unsuccessful in defeating the foreclosure action, then the defendant or its co-defendants shall have the option to redeem the property. Provides that the redemption period shall extend 90 days after the entry of the order if the defendant has not been in possession of the real estate for a period of 6 months prior to the entry of the order. Provides that nothing in the Section concerning strict foreclosure affects any existing right that the holder of the certificate of sale or any person who acquired title following a judicial sale or any subsequent successor, assignee, transferee, or grantee of such a person may have against the defendant or the real estate. Makes other

changes. Contains a statement of legislative purpose. Adds language concerning applicability and severability. Effective immediately.

**Current Status:** 4/13/2018 - Rule 2-10 Committee Deadline Established As April 27, 2018

**Recent Status:** 2/27/2018 - Assigned to Senate Judiciary  
2/16/2018 - Referred to Senate Assignments

**SB3284 BUSINESS TAX CREDIT-HOPE ZONES** (SIMS E) Creates the Community Renewal and Revitalization Act. Provides for the qualifications for and designation of Health, Opportunity, Prosperity, and Empowerment (HOPE) Zones. Provides for a HOPE Zone tax credit and other credits and benefits going to businesses operating in HOPE Zones. Provides for the powers and duties of the Department of Commerce and Economic Opportunity under the Act. Provides for State incentives regarding public services and physical infrastructure. Provides for State regulatory exemptions in HOPE Zones. Provides for State and local regulatory alternatives under the Act. Amends the Illinois Income Tax Act to allow for a specified tax credit for wages paid to qualified ex-offenders in HOPE Zones. Modifies the term "qualified ex-offender" to include a person hired by a taxpayer 5 years (currently, 3 years) after being released from an Illinois adult correctional center. Amends the Small Business Job Creation Tax Credit Act to allow a specified tax credit for businesses operating in HOPE Zones. Provides that the Department shall limit the monetary amount of credits awarded under the Act to no more than \$100,000,000 (currently, \$50,000,000).

**Current Status:** 4/13/2018 - Rule 2-10 Committee Deadline Established As April 27, 2018

**Recent Status:** 4/10/2018 - Senate Committee Amendment No. 1 Assignments Refers to Revenue  
4/5/2018 - Senate Committee Amendment No. 1 Referred to Assignments

**SB3394 PROF LICENSING-VARIOUS-MIN AGE** (ALTHOFF P) Amends the Community Association Manager Licensing and Disciplinary Act, the Home Inspector License Act, and the Real Estate License Act of 2000. Reduces the minimum age requirement for licensure as a community association manager, supervising community association manager, home inspector, broker, or managing broker to 18 years of age (rather than 21 years of age). Makes a conforming change. Effective immediately.

**Current Status:** 4/19/2018 - Placed on Calendar Order of 3rd Reading April 23, 2018

**Recent Status:** 4/19/2018 - SECOND READING  
4/19/2018 - Senate Bills on Second Reading

**Notes:** Make sure if this passes that we inform our members as all third-party managers have this license

**SB3561 BLDG COMMISSION-DESIGN-BUILD** (MUNOZ A) Amends the Public Building Commission Act. Changes various repeal dates from June 1, 2018 to June 1, 2023 in provisions concerning allowing public building commissions to use the design-build delivery method for public projects. Makes conforming changes.

**Current Status:** 4/19/2018 - Referred to House Rules

**Recent Status:** 4/19/2018 - FIRST READING  
4/18/2018 - Chief House Sponsor Rep. Barbara Flynn Currie