



Illinois Department of Financial and Professional Regulation

Division of Real Estate

BRUCE RAUNER
Governor

BRYAN A. SCHNEIDER
Secretary

KREG T. ALLISON
Director
Division of Real Estate

How Do You Adopt Rules and Regulations?

Condo Associations

Pursuant to Section 18.4(h) of the Illinois Condominium Property Act, the board of directors shall have the sole authority to adopt or amend rules and regulations covering the operation and use of the property, after a meeting of the unit owners called for the specific purpose of discussing the proposed rules. Notice of the meeting must be sent to all owners not less than ten (10) and not more than thirty (30) days of the date of the meeting; AND a copy of the proposed rules or amendments thereto must be attached to the notice to all owners. The notice must be sent consistent with the notice provisions as set forth in Section 18(b) of the Illinois Condominium Property and as required by the condominium instruments.

Any proposed rule may not impair any rights guaranteed by the First Amendment of the United States or Section 4 of Article 1 of the Illinois Constitution including, but not limited to, the free exercise of religion. No rule may prohibit any reasonable accommodation for religious practices, including the attachment of religiously mandated objects to the front-door area of a condominium unit. Proposed rules may not be in conflict with provisions of the Illinois Condominium Property Act or the condominium instruments.

Common Interest Community Associations

The Common Interest Community Association Act does not provide for general rule making authority. Unit owners may wish to check the provisions of their association's declaration to determine whether it provides guidance with respect to rule making.

This publication is provided as a public service by the Illinois Department of Financial and Professional Regulation and is intended for the informational use and convenience of interested persons; it should not be considered a substitute for the advice of legal counsel. Although the information is considered to be reliable as of the time of its publication, no warranty, expressed or implied, is made regarding the accuracy, completeness, or legality of any information, either isolated or in the aggregate. The information is provided "as is". Changes may be periodically made to the information contained in this publication. The content on this website is not intended to constitute legal advice. Therefore, if you need legal advice, we encourage you to consult an attorney of your choice.