

Illinois HOA Laws: Boards, Records, Assessments and Rentals

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/illinois-hoa-laws>

Illinois condominiums are governed by the Condominium Property Act, and most other common interest communities by the Common Interest Community Association Act. Both set rules for records, meetings and assessments.

Key points

- Condominiums are governed by the Condominium Property Act, and most other common interest communities by the Common Interest Community Association Act.
- Owners can request association records such as budgets, minutes and contracts, and the association must make them available within a set number of business days.
- Board meetings are generally open to owners, with notice posted at least 48 hours ahead.
- Unpaid assessments are a lien on the unit, and associations can use the eviction process to recover possession from an owner who does not pay.
- The declaration or bylaws can limit leasing, and owners who rent usually must give the board a copy of the lease.

Illinois at a glance

Rule	Illinois	Law
Governing law	Condominiums are governed by the Condominium Property Act, and most other common interest communities by the Common Interest Community Association Act.	Condominium Property Act (765 ILCS 605) and Common Interest Community Association Act (765 ILCS 160)
Owner access to records	Owners can request association records such as budgets, minutes and contracts, and the association must make them available within a set number of business days.	Condominium Property Act and Common Interest Community Association Act
Board meeting notice	Board meetings are generally open to owners, with notice posted at least 48 hours ahead.	Condominium Property Act and Common Interest Community Association Act
Assessments and liens	Unpaid assessments are a lien on the unit, and associations can use the eviction process to recover possession from an owner who does not pay.	Condominium Property Act and Eviction Act

Rule	Illinois	Law
Rental restrictions	The declaration or bylaws can limit leasing, and owners who rent usually must give the board a copy of the lease.	Condominium Property Act

Mistakes to avoid

- Holding board decisions without the notice owners are entitled to.
- Not keeping records ready for owner requests.
- Fining owners without the notice and hearing steps in the governing documents.
- Enforcing rental rules that are not in the recorded documents.

Verify current law

Laws named in this summary:

- Condominium Property Act (765 ILCS 605) and Common Interest Community Association Act (765 ILCS 160)
- Condominium Property Act and Common Interest Community Association Act
- Condominium Property Act and Eviction Act
- Condominium Property Act

Official sources:

- Illinois General Assembly: Illinois Compiled Statutes: <https://www.ilga.gov/Legislation/ILCS/Chapters>
- Illinois Courts: Eviction help: <https://www.illinoiscourts.gov/eviction>

General information, not legal advice. Check current law and talk to a Illinois attorney before you act. Last reviewed October 29, 2026.