



Illinois Rental Property Owners Association

811 E. Rollins Rd, Round Lake Beach, IL 60073 [www/irpoa.org](http://www.irpoa.org)

IRPOA Members

Central Illinois
Apartment Association

Chicago Creative
Investors Association

Chicago Property
Owners Association

Coles County
Landlord Association

Danville Area
Landlords Association

Decatur Landlord's
Association, Inc

Evanston Property
Owners Association

Freeport Area Landlord
Association

Illinois Valley Creative
Investors Association

Joliet Regional
Landlords Association

Lake County Owners
Apartment Association

Lincoln Land REIA

McLean County
Apartment Association

Metro East Landlords
Association

Real Estate Investors
Association (Alton)

Rockford Apartment
Association

Sauk Valley Landlord
Association

Springfield Landlords
Association, Inc.

West Suburban
Landlord Association

The Illinois legislature is considering a bill to create a new unit of government called a land bank authority. This authority would be empowered to buy, sell, manage, rent, or renovate real estate. The purpose of a land bank authority is to deal with problems created when significant numbers of properties are abandoned in a concentrated area.

The stability of neighborhoods is important to preserve the value of our members' investments. The IRPOA Political Action Committee believes the intent of the land bank concept is worthy, however; we want to ensure that if passed this law will not have an unintended negative impact on the business of IRPOA members. The bill is currently being rewritten. We are asking our members to contact your legislators and ask that if the bill is considered by the general assembly that the following concepts be addressed in the final version of the law.

- 1) Ensure there is diversity on the board, possibly by election or appointment from districts representing the entire municipality.
- 2) Define and limit powers rather than stating "including but not limited to"
- 3) Clearly protect the rights of an unwilling seller.
- 4) Ensure that the land bank authority operates on the same business model available to everyone else. If government experiences the same challenges as the private sector they will be motivated to address problems in a way that will have a positive impact over the entire system.
- 5) All records should be available to the public at all times, not only the property inventory.
- 6) Property maintenance components of this bill need to ensure reliable notification of violations and the right to cure. It should focus on property that is abandoned. It should make clear that vacant does not necessarily mean abandoned.
- 7) Any reference to nuisance property should be removed. IRPOA is opposed to the concept of stigmatizing property based on the behavior of the occupants. We will oppose any legislation that includes that approach to dealing with nuisance behavior.

Sincerely,

Paul Arena
Chairman IRPOA Political Action Committee.

The link to the text of the bill and a link to find your legislators are shown below.

<http://www.elections.il.gov/DistrictLocator/SelectSearchType.aspx>

<http://www.ilga.gov/legislation/fulltext.asp?DocName=09600SB2101sam002&GA=96&SessionId=76&DocTypeId=SB&LegID=&DocNum=2101&GAID=10&Session=>