

AN ACT concerning local government.

**Be it enacted by the People of the State of Illinois,  
represented in the General Assembly:**

Section 5. The Counties Code is amended by changing and renumbering Section 5-1192, as added by Public Act 104-262, as follows:

(55 ILCS 5/5-1193)

(This Section may contain text from a Public Act with a delayed effective date)

Sec. 5-1193 ~~5-1192~~. Building inspector requirements.

(a) In this Section, "building inspector" means (i) a State or county employee whose duties include the inspection or examination of structures or property in a county to determine if zoning or other code violations exist or (ii) a third party contracting with the county whose duties include the inspection or examination of structures or property in a county to determine if zoning or other code violations exist. "Building inspector" includes a code enforcement officer, as defined in Section 5-41005. "Building inspector" does not include an employee of the Office of the State Fire Marshal acting in the employee's capacity as an employee of the Office of the State Fire Marshal.

(b) A building inspector who performs inspections or

examinations under this Code must:

(1) hold one of the following certifications  
~~certification from the International Code Council; in the~~  
~~area in which the inspector is inspecting or examining.~~

(A) a residential building inspector  
certification, if inspecting or examining residential  
buildings;

(B) a commercial building inspector certification,  
if inspecting or examining commercial buildings;

(C) a property maintenance and housing inspector  
certification, if inspecting or examining property  
maintenance; or

(D) a certified building official certification,  
if inspecting or examining in multiple disciplines;

(2) be credentialed through a nationally or  
state-recognized inspection certification or  
apprenticeship program approved by the United States  
Department of Labor in the discipline the inspector is  
inspecting or examining; or

(3) be licensed under the Illinois Architecture  
Practice Act of 1989, the Professional Engineering  
Practice Act of 1989, or the Structural Engineering  
Practice Act of 1989.

The county must keep on file a copy of the certifications of the persons doing inspections or examinations on its behalf. A building inspector under this Section may have a

grace period of 2 years ~~one year~~ from the date of hire or the effective date of this Section, whichever is later, to acquire the certification or credentials required under this Section.

An individual performing plumbing inspections shall be licensed under the Illinois Plumbing Licensing Law and shall be exempt from this Section.

(c) This Section does not apply to building inspectors employed by a municipality or county on or before January 1, 2026 who have 5 years or more experience working as a building inspector.

(Source: P.A. 104-262, eff. 1-1-27; revised 10-2-25.)

Section 10. The Illinois Municipal Code is amended by changing Section 11-31.1-1.5 as follows:

(65 ILCS 5/11-31.1-1.5)

(This Section may contain text from a Public Act with a delayed effective date)

Sec. 11-31.1-1.5. Building inspector requirements. A building inspector who performs inspections or examinations under this Division must:

(1) hold one of the following certifications ~~certification~~ from the International Code Council: ~~in the area in which the inspector is inspecting or examining.~~

(A) a residential building inspector certification, if inspecting or examining residential

buildings;

(B) a commercial building inspector certification, if inspecting or examining commercial buildings;

(C) a property maintenance and housing inspector certification, if inspecting or examining property maintenance; or

(D) a certified building official certification, if inspecting or examining in multiple disciplines;

(2) be credentialed through a nationally or state-recognized inspection certification or apprenticeship program approved by the United States Department of Labor in the discipline the building inspector is inspecting or examining; or

(3) be licensed under the Illinois Architecture Practice Act of 1989, the Professional Engineering Practice Act of 1989, or the Structural Engineering Practice Act of 1989.

The municipality must keep on file a copy of the certifications of the persons doing inspections or examinations on its behalf. A building inspector under this Section may have a grace period of 2 years ~~one year~~ from the date of hire or the effective date of this Section, whichever is later, to acquire the certification or credentials required under this Section.

An individual performing plumbing inspections shall be licensed under the Illinois Plumbing Licensing Law and shall

be exempt from this Section.

(c) This Section does not apply to building inspectors employed by a municipality or county on or before January 1, 2026 who have 5 years or more experience working as a building inspector.

(Source: P.A. 104-262, eff. 1-1-27.)