



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB4071

Introduced 5/30/2025, by Rep. Robert "Bob" Rita

SYNOPSIS AS INTRODUCED:

New Act

Creates the Modular Homes Act. Provides that no person, firm, or corporation shall establish, maintain, or operate a modular home community without a license from the Illinois Housing Authority. Sets forth requirements for the location and size of modular homes. Requires the Authority to enforce the Act. Limits home rule powers.

LRB104 13996 SPS 26993 b

1 AN ACT concerning safety.

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

4 Section 1. Short title. This Act may be cited as the
5 Modular Homes Act.

6 Section 5. Findings. The General Assembly finds that:

7 (1) there is a serious housing shortage in this State;

8 (2) rising costs in the building construction field
9 have seriously impeded the building of new housing,
10 particularly for moderate-income and low-income citizens;

11 (3) the existing housing stock is continuously
12 depleted through demolition resulting from aging
13 buildings, urban renewal, highway construction, and other
14 necessary public improvements;

15 (4) advances in the construction of modular homes,
16 including the incorporation of Artificial Intelligence in
17 the construction of modular housing, have significantly
18 increased the importance of this mode of housing; and

19 (5) through proper regulation and licensing, modular
20 homes can contribute to the provision of quality housing
21 for Illinois citizens.

22 Section 10. Definitions. As used in this Act:

1 "Authority" means the Illinois Housing Development
2 Authority.

3 "Modular home" means a factory-assembled, completely
4 integrated structure that: (i) is designed for permanent
5 habitation; (ii) is constructed on a permanent foundation;
6 (iii) includes electrical, mechanical, or plumbing services
7 that are fabricated, formed, or assembled at a location other
8 than the site of the completed home; (iv) is not
9 self-propelled; (v) has a square footage of 1,500 square feet
10 or less; (vi); (vii) is connected to utilities for year-round
11 occupancy for use as a permanent habitation; and (viii) is
12 designed and situated to permit its occupancy as a dwelling
13 place for one or more persons. "Modular home" does not include
14 a camper or recreational vehicle or a mobile home or
15 manufactured home, as defined under Section 2.1 of the Mobile
16 Home Park Act.

17 "Modular home community" means a tract of land or 2 or more
18 contiguous tracts of land upon which there are sites with the
19 necessary utilities for 10 or more independent modular homes
20 for permanent habitation.

21 Section 15. License to operate modular home community
22 required. No person, firm, or corporation shall establish,
23 maintain, or operate a modular home community without a
24 license from the Authority. A license shall be issued by the
25 Authority upon proper application if the applicant is in

1 substantial compliance with the rules of the Authority.

2 Section 20. Modular home community permit application
3 requirements. In order to obtain a permit to construct a new
4 modular home community, the applicant shall file with the
5 Authority a written application and plan documents.

6 Section 25. Modular home lot requirements. Each site on
7 which a modular home is accommodated shall have a minimum area
8 of 3,000 square feet and shall have a permanent foundation. No
9 modular home shall be positioned closer than 25 feet to the
10 side lot lines of a modular home community, or closer than 25
11 feet to a public street, alley, or building. Each individual
12 site shall abut or face on a private or public street. All
13 streets shall have unobstructed access to a public street.
14 There shall be an open space of at least 10 feet next to the
15 sides of every modular home and an open space of at least 10
16 feet next to the ends of every modular home.

17 Section 30. Construction of auxiliary rooms. Porches,
18 carports, garages, sheds, awnings, skirting, and auxiliary
19 rooms shall be constructed of materials specified by rule.

20 Section 35. Enforcement. The Authority shall enforce the
21 provisions of this Act and the rules adopted under this Act
22 affecting health, sanitation, water supply, sewage, garbage,

1 fire safety, and waste disposal.

2 Section 40. Rules. The Authority may issue rules to carry
3 out the provisions of this Act. The rules may contain
4 provisions for the Authority to grant a waiver to a modular
5 home community, if the intent and purpose of the Act are met.

6 Section 45. Home rule. A home rule unit may not regulate
7 the licensing of modular homes in a manner less restrictive
8 than the regulation by the State of the licensing of modular
9 homes under this Act. This Section is a limitation under
10 subsection (i) of Section 6 of Article VII of the Illinois
11 Constitution on the concurrent exercise by home rule units of
12 powers and functions exercised by the State.