



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB4605

Introduced 2/3/2026, by Rep. Michael J. Kelly

SYNOPSIS AS INTRODUCED:

20 ILCS 3105/10.21 new

Amends the Capital Development Board Act. Provides that each municipality and county shall provide the Capital Development Board a list of all residential high-rise buildings in their respective jurisdictions that: (1) were not subject to a requirement to include a sprinkler system at the time the building was constructed; and (2) either have a partial sprinkler system that does not cover all areas of the building, including living units, or have not been retrofitted with a sprinkler system. Provides that the requirement does not apply to a home rule municipality that has more than 2,000,000 inhabitants. Provides that the Capital Development Board shall not be held liable for the accuracy of the information.

LRB104 18025 HLH 31464 b

1 AN ACT concerning State government.

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

4 Section 5. The Capital Development Board Act is amended by
5 adding Section 10.21 as follows:

6 (20 ILCS 3105/10.21 new)

7 Sec. 10.21. Database of non-sprinklered residential
8 high-rise buildings.

9 (a) Each municipality and county shall provide to the
10 Board, in an electronic format as determined by the Board, a
11 list of all residential high-rise buildings in their
12 respective jurisdictions that:

13 (1) were not subject to a requirement to include a
14 sprinkler system at the time the building was constructed;
15 and

16 (2) either have a partial sprinkler system that does
17 not cover all areas of the building, including living
18 units, or have not been retrofitted with a sprinkler
19 system.

20 (b) A municipality or county shall provide this
21 information no later than June 30, 2028.

22 (c) This Section does not apply to a home rule
23 municipality that has more than 2,000,000 inhabitants.

1 (d) The Board shall not be held liable for the accuracy of
2 the information provided it pursuant to subsection (a).

3 (e) The Board shall compile the information it receives
4 under this Section into a single electronic document that
5 shall include, but shall not be limited to, the property
6 identification number, number of floors, address, and building
7 height for each building. The Board shall make this document
8 available upon request.

9 (f) As used in this Section:

10 "Fire sprinkler system" shall have the same meaning as
11 defined in Section 10 of the Fire Sprinkler Contractor
12 Licensing Act.

13 "Residential high-rise building" means any residential
14 building used for human occupancy that is 75 or more feet above
15 the lowest level of fire department vehicle access or is 7 or
16 more stories in height.