



## 104TH GENERAL ASSEMBLY

### State of Illinois

2025 and 2026

HB4800

by Rep. Dave Vella

#### SYNOPSIS AS INTRODUCED:

New Act  
20 ILCS 605/605.1119 new

Creates the Local Government Building Permit Act. Provides that the Act only applies to units of local government that require a person to obtain a permit from the unit of local government before the person may construct a building within the unit of local government. Requires a unit of local government to comply with specified timelines for issuing building permits. Provides that, if a unit of local government fails to comply with the timelines, then the building permit is automatically approved by operation of law, unless the proposed building project violates published building or zoning codes. Requires a unit of local government to publish the specified information concerning building permits on its public-facing website. Provides that the fees that a unit of local government imposes to approve a building permit application may not exceed the actual cost the unit of local government incurs to review a building permit application. Provides that, if a unit of local government denies a person's building permit application, then the person may appeal the decision to the Building Permit Ombudsman. Amends the Department of Commerce and Economic Opportunity Law. Creates the position of Building Permit Ombudsman within the Department of Commerce and Economic Opportunity. Provides that the Building Permit Ombudsman shall receive, review, and resolve appeals brought under the Local Government Building Permit Act. Requires the Building Permit Ombudsman to (i) examine the issues and the information provided by both parties; (ii) make findings of fact and conclusions of law; and (iii) issue a decision to the developer and the unit of local government in response to the appeal.

LRB104 17982 RTM 31419 b

1 AN ACT concerning local government.

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 Local  
5 Government Building Permit Act.

6 Section 5. Applicability.

7 (a) This Act only applies to units of local government  
8 that require a person to obtain a permit from the unit of local  
9 government before the person may construct a building within  
10 the unit of local government.

11 (b) This Act shall not be construed to supersede any  
12 health, safety, environmental, or other building code  
13 requirements.

14 Section 10. Building permit approval.

15 (a) A unit of local government must comply with the  
16 following timelines:

17 (1) Within 30 days of the submission of the  
18 application for the building permit, the unit of local  
19 government must complete an initial completeness review to  
20 ensure the application includes the required information.  
21 If information is missing, then the unit of local  
22 government must inform the requester that additional

1 information is required.

2 (2) Once the application is deemed complete, the unit  
3 of local government shall issue a decision on the building  
4 permit application within 60 days for a single-family home  
5 project, 90 days for a multifamily housing project with  
6 between 2 and 29 units, and 120 days for a project that is  
7 30 or more units.

8 (b) If a unit of local government fails to comply with the  
9 timelines established in this Section, then the building  
10 permit is automatically approved by operation of law, unless  
11 the proposed building project violates published building or  
12 zoning codes.

13 Section 15. Publishing requirements.

14 (a) A unit of local government must publish the following  
15 information on its public-facing website:

16 (1) the average amount of time it takes the unit of  
17 local government to process a building permit;

18 (2) common reasons building permits are denied or  
19 delayed;

20 (3) the number of building permit applications the  
21 unit of local government received in the preceding year;

22 (4) the number of building permit applications the  
23 unit of local government approved in the preceding year;  
24 and

25 (5) the number of building permit applications the

1 unit of local government denied in the preceding year.

2 (b) This Section does not apply to a unit of local  
3 government that does not have a public facing website.

4 Section 20. Permit fees. The fees that a unit of local  
5 government imposes to approve a building permit application  
6 may not exceed the actual cost the unit of local government  
7 incurs to review a building permit application.

8 Section 25. Appeals. If a unit of local government denies  
9 a person's building permit application, then the person may  
10 appeal the decision to the Building Permit Ombudsman. An  
11 appeal of a denied building permit application must be made  
12 within 60 days of receiving notice of the denial.

13 Section 30. The Department of Commerce and Economic  
14 Opportunity Law of the Civil Administrative Code of Illinois  
15 is amended by adding Section 605.1119 as follows:

16 (20 ILCS 605/605.1119 new)

17 Sec. 605.1119. Building Permit Ombudsman.

18 (a) The position of Building Permit Ombudsman is created  
19 within the Department.

20 (b) The Building Permit Ombudsman shall receive, review,  
21 and resolve appeals brought under Section 25 of the Local  
22 Government Building Permit Act. The Building Permit Ombudsman

1 shall (i) examine the issues and the information provided by  
2 both parties; (ii) make findings of fact and conclusions of  
3 law; and (iii) issue a decision to the developer and the unit  
4 of local government in response to the appeal within 60 days  
5 after the Building Permit Ombudsman receives the appeal. The  
6 Building Permit Ombudsman's decision shall be binding upon  
7 both the developer and the unit of local government, subject  
8 to administrative review.

9 (c) The Department may delegate additional  
10 responsibilities to the Building Permit Ombudsman. However,  
11 the Building Permit Ombudsman shall not consider matters that:

12 (1) may constitute grounds for charges or complaints  
13 under the Illinois Human Rights Act; or

14 (2) that are brought before:

15 (A) the Department of Human Rights or the Illinois  
16 Human Rights Commission;

17 (B) a department or body established by a county,  
18 township, or municipality under an ordinance  
19 prohibiting discrimination and established for the  
20 purpose of investigating and adjudicating charges or  
21 complaints of discrimination under the ordinance; or

22 (C) a federal agency or commission that  
23 administers and enforces federal anti-discrimination  
24 laws and investigates and adjudicates charges or  
25 complaints of discrimination.