



## 104TH GENERAL ASSEMBLY

### State of Illinois

2025 and 2026

HB5522

Introduced 2/13/2026, by Rep. Eva-Dina Delgado

#### SYNOPSIS AS INTRODUCED:

See Index

Amends the Counties Code, the Township Code, and the Illinois Municipal Code. Provides that, if a county, township, or municipality does not approve, conditionally approve, or disapprove a development document within 90 days after receiving the development document, any required review of the document may be performed by a person who is not the applicant or the person whose work is the subject of the application if that person is (A) employed by the county, township, or municipality to review development documents; (B) employed by another unit of local government to review development documents if the county, township, or municipality has approved the person to review development documents; or (C) a licensed professional engineer, structural engineer, or architect. Provides that, if a county, township, or municipality does not conduct a required development inspection within 90 days after receiving a development document for a development permit that would require an inspection, then the inspection may be conducted by a person who is not the owner of the land or improvement to the land that is the subject of the inspection or a person whose work is the subject of the inspection if that person is (A) certified to inspect buildings by the International Code Council; (B) employed by the county, township, or municipality as a building inspector; (C) employed by another unit of local government as a building inspector if the county, township, or municipality has approved the person to perform inspections; or (D) a licensed professional engineer, structural engineer, or architect. Provides that a county, township, or municipality may not impose a fee related to the review of a development document or a development inspection conducted under the provisions. Provides that a person may appeal to the county board, the township board, or the corporate authorities of the municipality (1) a decision to conditionally approve or disapprove a development document made by the county, township, or municipality or a person authorized perform the review of the document under the provisions or (2) a decision regarding a development inspection conducted by the county, township, or municipality or a person authorized to perform the development inspection under the provisions. Limits home rule powers.

LRB104 20731 RTM 34234 b

A BILL FOR

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 5. The Counties Code is amended by adding Section  
5 5-12025 as follows:

6 (55 ILCS 5/5-12025 new)

7 Sec. 5-12025. Third-party development inspection.

8 (a) As used in this Section:

9 "Development document" means a document, including an  
10 application for a plat, plan, or development permit, related  
11 to the development of or improvement to land that is required  
12 by law, ordinance, rule, or other measure to be approved by a  
13 county in order for a person to initiate, engage in, or  
14 complete the development or improvement.

15 "Development inspection" means the inspection of an  
16 improvement to land required by a county as part of a project  
17 to develop the land or construct or improve an improvement to  
18 the land.

19 "Development permit" means a permit required by a county  
20 to develop land or construct or improve an improvement to  
21 land.

22 "County" includes a department, board, commission, or  
23 other entity of the county, responsible for processing or

1 approving a development document or conducting a development  
2 inspection.

3 (b) If a county does not approve, conditionally approve,  
4 or disapprove a development document within 90 days after  
5 receiving the development document, any required review of the  
6 document may be performed by a person:

7 (1) who is not:

8 (A) the applicant; or

9 (B) a person whose work is the subject of the  
10 application; and

11 (2) who is:

12 (A) employed by the county to review development  
13 documents;

14 (B) employed by another unit of local government  
15 to review development documents, if the county has  
16 approved the person to review development documents;

17 or

18 (C) a licensed professional engineer, structural  
19 engineer, or architect.

20 (c) If a county does not conduct a required development  
21 inspection within 90 days after receiving a development  
22 document for a development permit that would require an  
23 inspection, then the inspection may be conducted by a person:

24 (1) who is not:

25 (A) the owner of the land or improvement to the  
26 land that is the subject of the inspection; or

1           (B) a person whose work is the subject of the  
2           inspection; and

3           (2) who is:

4           (A) certified to inspect buildings by the  
5           International Code Council;

6           (B) employed by the county as a building  
7           inspector;

8           (C) employed by another unit of local government  
9           as a building inspector, if the county has approved  
10           the person to perform inspections; or

11           (D) a licensed professional engineer, structural  
12           engineer, or architect.

13           (d) A county may not impose a fee related to the review of  
14           a development document or a development inspection conducted  
15           under subsection (b) or (c).

16           (e) A person who reviews a development document or  
17           conducts a development inspection under subsection (b) or (c)  
18           shall:

19           (1) review the document, conduct the inspection, and  
20           take all other related actions in accordance with all  
21           applicable provisions of law; and

22           (2) provide notice to the county of the results of the  
23           review or inspection within 15 days after the person  
24           completes the review or inspection.

25           (f) A county may prescribe a reasonable format for the  
26           notice required under subsection (e).

1       (g) A county may not request or require an applicant to  
2 waive a deadline or other procedure under this Section.

3       (h) A person may appeal to the county board:

4           (1) a decision to conditionally approve or disapprove  
5 a development document made by the county or a person  
6 authorized under subsection (b) to perform the review of  
7 the document; or

8           (2) a decision regarding a development inspection  
9 conducted by the county or a person authorized under  
10 subsection (c) to perform the development inspection.

11       (i) A person must file an appeal under subsection (h)  
12 within 15 days after receiving notice of the decision.

13       (j) If the county board hearing the appeal does not affirm  
14 the decision being appealed by a majority vote within 60 days  
15 after the appeal is filed, then:

16           (1) the development document that is the subject of  
17 the appeal is considered approved; or

18           (2) the development inspection that is the subject of  
19 the appeal is waived.

20       (k) This Section does not apply to development documents  
21 submitted to a county before the effective date of this  
22 amendatory Act of the 104th General Assembly.

23       (l) A home rule county may not regulate development  
24 inspections and permits in a manner inconsistent with this  
25 Section. This Section is a limitation under subsection (i) of  
26 Section 6 of Article VII of the Illinois Constitution on the

1 concurrent exercise by home rule units of powers and functions  
2 exercised by the State.

3 Section 10. The Township Code is amended by adding Section  
4 110-85 as follows:

5 (60 ILCS 1/110-85 new)

6 Sec. 110-85. Third-party development inspection.

7 (a) As used in this Section:

8 "Development document" means a document, including an  
9 application for a plat, plan, or development permit, related  
10 to the development of or improvement to land that is required  
11 by law, ordinance, rule, or other measure to be approved by a  
12 township in order for a person to initiate, engage in, or  
13 complete the development or improvement.

14 "Development inspection" means the inspection of an  
15 improvement to land required by a township as part of a project  
16 to develop the land or construct or improve an improvement to  
17 the land.

18 "Development permit" means a permit required by a township  
19 to develop land or construct or improve an improvement to  
20 land.

21 "Township" includes a department, board, commission, or  
22 other entity of the township, responsible for processing or  
23 approving a development document or conducting a development  
24 inspection.

1       (b) If a township does not approve, conditionally approve,  
2       or disapprove a development document within 90 days after  
3       receiving the development document, any required review of the  
4       document may be performed by a person:

5               (1) who is not:

6                       (A) the applicant; or

7                       (B) a person whose work is the subject of the  
8               application; and

9               (2) who is:

10                      (A) employed by the township to review development  
11               documents;

12                      (B) employed by another unit of local government  
13               to review development documents, if the township has  
14               approved the person to review development documents;  
15               or

16                      (C) a licensed professional engineer, structural  
17               engineer, or architect.

18       (c) If a township does not conduct a required development  
19       inspection within 90 days after receiving a development  
20       document for a development permit that would require an  
21       inspection, then the inspection may be conducted by a person:

22               (1) who is not:

23                      (A) the owner of the land or improvement to the  
24               land that is the subject of the inspection; or

25                      (B) a person whose work is the subject of the  
26               inspection; and

1           (2) who is:

2                   (A) certified to inspect buildings by the  
3           International Code Council;

4                   (B) employed by the township as a building  
5           inspector;

6                   (C) employed by another unit of local government  
7           as a building inspector, if the township has approved  
8           the person to perform inspections; or

9                   (D) a licensed professional engineer, structural  
10           engineer, or architect.

11           (d) A township may not impose a fee related to the review  
12           of a development document or a development inspection  
13           conducted under subsection (b) or (c).

14           (e) A person who reviews a development document or  
15           conducts a development inspection under subsection (b) or (c)  
16           shall:

17                   (1) review the document, conduct the inspection, and  
18           take all other related actions in accordance with all  
19           applicable provisions of law; and

20                   (2) provide notice to the township of the results of  
21           the review or inspection within 15 days after the person  
22           completes the review or inspection.

23           (f) A township may prescribe a reasonable format for the  
24           notice required under subsection (e).

25           (g) A township may not request or require an applicant to  
26           waive a deadline or other procedure under this Section.

1 (h) A person may appeal to the township board:

2 (1) a decision to conditionally approve or disapprove  
3 a development document made by the township or a person  
4 authorized under subsection (b) to perform the review of  
5 the document; or

6 (2) a decision regarding a development inspection  
7 conducted by the township or a person authorized under  
8 subsection (c) to perform the development inspection.

9 (i) A person must file an appeal under subsection (h)  
10 within 15 days after receiving notice of the decision.

11 (j) If the township board hearing the appeal does not  
12 affirm the decision being appealed by a majority vote within  
13 60 days after the appeal is filed, then:

14 (1) the development document that is the subject of  
15 the appeal is considered approved; or

16 (2) the development inspection that is the subject of  
17 the appeal is waived.

18 (k) This Section does not apply to development documents  
19 submitted to a township before the effective date of this  
20 amendatory Act of the 104th General Assembly.

21 Section 15. The Illinois Municipal Code is amended by  
22 adding Section 11-13-30 as follows:

23 (65 ILCS 5/11-13-30 new)

24 Sec. 11-13-30. Third-party development inspection.

1       (a) As used in this Section:

2       "Development document" means a document, including an  
3 application for a plat, plan, or development permit, related  
4 to the development of or improvement to land that is required  
5 by law, ordinance, rule, or other measure to be approved by a  
6 municipality in order for a person to initiate, engage in, or  
7 complete the development or improvement.

8       "Development inspection" means the inspection of an  
9 improvement to land required by a municipality as part of a  
10 project to develop the land or construct or improve an  
11 improvement to the land.

12       "Development permit" means a permit required by a  
13 municipality to develop land or construct or improve an  
14 improvement to land.

15       "Municipality" includes a department, board, commission,  
16 or other entity of the municipality, responsible for  
17 processing or approving a development document or conducting a  
18 development inspection.

19       (b) If a municipality does not approve, conditionally  
20 approve, or disapprove a development document within 90 days  
21 after receiving the development document, any required review  
22 of the document may be performed by a person:

23               (1) who is not:

24                       (A) the applicant; or

25                       (B) a person whose work is the subject of the  
26 application; and

1           (2) who is:

2                   (A) employed by the municipality to review  
3                   development documents;

4                   (B) employed by another unit of local government  
5                   to review development documents, if the municipality  
6                   has approved the person to review development  
7                   documents; or

8                   (C) a licensed professional engineer, structural  
9                   engineer, or architect.

10           (c) If a municipality does not conduct a required  
11           development inspection within 90 days after receiving a  
12           development document for a development permit that would  
13           require an inspection, then the inspection may be conducted by  
14           a person:

15                   (1) who is not:

16                           (A) the owner of the land or improvement to the  
17                           land that is the subject of the inspection; or

18                           (B) a person whose work is the subject of the  
19                           inspection; and

20                   (2) who is:

21                           (A) certified to inspect buildings by the  
22                           International Code Council;

23                           (B) employed by the municipality as a building  
24                           inspector;

25                           (C) employed by another unit of local government  
26                           as a building inspector, if the municipality has

1 approved the person to perform inspections; or

2 (D) a licensed professional engineer, structural  
3 engineer, or architect.

4 (d) A municipality may not impose a fee related to the  
5 review of a development document or a development inspection  
6 conducted under subsection (b) or (c).

7 (e) A person who reviews a development document or  
8 conducts a development inspection under subsection (b) or (c)  
9 shall:

10 (1) review the document, conduct the inspection, and  
11 take all other related actions in accordance with all  
12 applicable provisions of law; and

13 (2) provide notice to the municipality of the results  
14 of the review or inspection within 15 days after the  
15 person completes the review or inspection.

16 (f) A municipality may prescribe a reasonable format for  
17 the notice required under subsection (e).

18 (g) A municipality may not request or require an applicant  
19 to waive a deadline or other procedure under this Section.

20 (h) A person may appeal to the corporate authorities of a  
21 municipality:

22 (1) a decision to conditionally approve or disapprove  
23 a development document made by the municipality or a  
24 person authorized under subsection (b) to perform the  
25 review of the document; or

26 (2) a decision regarding a development inspection

1 conducted by the municipality or a person authorized under  
2 subsection (c) to perform the development inspection.

3 (i) A person must file an appeal under subsection (h)  
4 within 15 days after receiving notice of the decision.

5 (j) If the municipal board hearing the appeal does not  
6 affirm the decision being appealed by a majority vote within  
7 60 days after the appeal is filed, then:

8 (1) the development document that is the subject of  
9 the appeal is considered approved; or

10 (2) the development inspection that is the subject of  
11 the appeal is waived.

12 (k) This Section does not apply to development documents  
13 submitted to a municipality before the effective date of this  
14 amendatory Act of the 104th General Assembly.

15 (l) A home rule municipality may not regulate development  
16 inspections and permits in a manner inconsistent with this  
17 Section. This Section is a limitation under subsection (i) of  
18 Section 6 of Article VII of the Illinois Constitution on the  
19 concurrent exercise by home rule units of powers and functions  
20 exercised by the State.

1 INDEX

2 Statutes amended in order of appearance

3 55 ILCS 5/5-12025 new

4 60 ILCS 1/110-85 new

5 65 ILCS 5/11-13-30 new