

1           AN ACT concerning property.

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

4           Section 5. The Electric Vehicle Charging Act is amended by  
5           changing Section 10 as follows:

6           (765 ILCS 1085/10)

7           Sec. 10. Applicability.

8           (a) For the purposes of Sections 20 and 25, this Act  
9           applies to newly constructed single-family homes and  
10           multifamily residential buildings that have parking spaces and  
11           are constructed after the effective date of this Act.

12           (b) For the purposes of Sections 30 and 35, this Act  
13           applies to unit owners, tenants, landlords, and associations  
14           of both newly constructed and existing single-family homes and  
15           multifamily residential buildings that have parking spaces.

16           (c) The provisions of this Act do not apply to any tiny  
17           home for veterans who are homeless or at risk of homelessness  
18           and in need of secure, long-term affordable housing, if that  
19           tiny home is constructed by a nonprofit organization described  
20           in Section 501(c) (3) or Section 501(c) (19) of the Internal  
21           Revenue Code of 1986 that exclusively funds and administers  
22           tiny homes for veterans. Every county and municipality that  
23           has the power to issue building permits and otherwise control

1       the construction of buildings shall require by ordinance that  
2       an applicant seeking a building permit to construct tiny homes  
3       for at-risk veterans must include with the permit application  
4       a completed and signed affidavit stating that all buildings  
5       constructed under the permit are designated for the exclusive  
6       use of qualifying veterans who are homeless or at risk of  
7       homelessness and in need of secure, long-term affordable  
8       housing. No county or municipality, including a home rule  
9       unit, shall adopt any building code or ordinance that requires  
10       EV-capable parking spaces for tiny homes constructed for the  
11       purpose of providing affordable housing for at-risk veterans  
12       as provided in this subsection. This subsection is a  
13       limitation under subsection (i) of Section 6 of Article VII of  
14       the Illinois Constitution on the concurrent exercise by home  
15       rule units of powers and functions exercised by the State.

16       As used in this subsection:

17       "Tiny home" means an individual, detached residential  
18       dwelling unit of no more than 800 square feet, occupying a lot  
19       either by itself or sharing a common lot with other tiny homes.  
20       "Tiny home" does not include a manufactured home as defined in  
21       the Mobile Home Landlord and Tenant Rights Act. "Tiny home"  
22       does not include a single unit in a small multifamily  
23       residence or a large multifamily residence.

24       "Veteran" means a person who served in and who has  
25       received an honorable or general discharge from, the United  
26       States Army, Navy, Air Force, Space Force, Marines, Coast

1       Guard, or reserves thereof, or who served in the Army National  
2       Guard, Air National Guard, or Illinois National Guard.

3       (Source: P.A. 103-53, eff. 1-1-24; 103-572, eff. 1-1-24.)

4           Section 99. Effective date. This Act takes effect upon  
5       becoming law.