



Rep. Rita Mayfield

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10400SB0039ham001

LRB104 03697 KTG 25355 a

1 AMENDMENT TO SENATE BILL 39

2 AMENDMENT NO. _____. Amend Senate Bill 39 by replacing
3 everything after the enacting clause with the following:

4 "Section 5. The Electric Vehicle Charging Act is amended
5 by 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

1 home constructed for veterans who are homeless or at risk of
2 homelessness and in need of secure, long-term affordable
3 housing, if that tiny home is constructed by a nonprofit
4 organization described in Section 501(c)(3) or Section
5 501(c)(19) of the Internal Revenue Code of 1986 that
6 exclusively funds and administers projects and services for
7 veterans. Every county and municipality that has the power to
8 issue building permits and otherwise control the construction
9 of buildings shall require by ordinance that an applicant
10 seeking a building permit to construct tiny homes for at-risk
11 veterans must include with the permit application a completed
12 and signed affidavit stating that all buildings constructed
13 under the permit are designated for the exclusive use of
14 qualifying veterans who are homeless or at risk of
15 homelessness and in need of secure, long-term affordable
16 housing. No county or municipality, including a home rule
17 unit, shall adopt any building code or ordinance that requires
18 EV-capable parking spaces for tiny homes constructed for the
19 purpose of providing affordable housing for at-risk veterans
20 as provided in this subsection. This subsection is a
21 limitation under subsection (i) of Section 6 of Article VII of
22 the Illinois Constitution on the concurrent exercise by home
23 rule units of powers and functions exercised by the State.

24 As used in this subsection:

25 "Tiny home" means an individual, detached residential
26 dwelling unit of no more than 800 square feet, occupying a lot

1 either by itself or sharing a common lot with other tiny homes.
2 "Tiny home" does not include a manufactured home as defined in
3 the Mobile Home Landlord and Tenant Rights Act. "Tiny home"
4 does not include a single unit in a small multifamily
5 residence or a large multifamily residence.

6 "Veteran" means a person who served in and who has
7 received an honorable or general discharge from, the United
8 States Army, Navy, Air Force, Space Force, Marines, Coast
9 Guard, or reserves thereof, or who served in the Army National
10 Guard, Air National Guard, or Illinois National Guard.

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

12 Section 99. Effective date. This Act takes effect upon
13 becoming law."