

**104TH GENERAL ASSEMBLY****State of Illinois****2025 and 2026****SB2828**

Introduced 1/13/2026, by Sen. Christopher Belt

SYNOPSIS AS INTRODUCED:

55 ILCS 5/5-1193

65 ILCS 5/11-31.1-1.5

Amends the Counties Code and the Illinois Municipal Code. Provides that, beginning January 1, 2027, building inspectors who perform inspections or examinations under either Code must (i) hold specified credentials from the International Code Council; (ii) be credentialed through an equivalent nationally or state-recognized building certification or apprenticeship program approved by the United States Department of Labor in the area the building inspector is inspecting or examining; or (iii) be licensed under the Illinois Architecture Practice Act of 1989, the Professional Engineering Practice Act of 1989, or the Structural Engineering Practice Act of 1989 (now, beginning January 1, 2027, the inspector must hold certification from the International Code Council in the area in which the inspector is inspecting or examining). Provides that building inspectors may have a grace period of 18 months from the date of hire or January 1, 2027, whichever is later, to acquire the required certification or credentials (now, inspectors have a grace period of one year from the date of hire to acquire the required certifications). Provides that an individual performing plumbing inspections shall be licensed under the Illinois Plumbing License Law and shall be exempt from the requirements of the provisions.

LRB104 18028 RTM 31467 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 5. The Counties Code is amended by changing
5 Section 5-1193 as follows:

6 (55 ILCS 5/5-1193)

7 (This Section may contain text from a Public Act with a
8 delayed effective date)

9 Sec. 5-1193 ~~5-1192~~. Building inspector requirements.

10 (a) In this Section, "building inspector" means (i) a
11 State or county employee whose duties include the inspection
12 or examination of structures or property in a county to
13 determine if zoning or other code violations exist or (ii) a
14 third party contracting with the county whose duties include
15 the inspection or examination of structures or property in a
16 county to determine if zoning or other code violations exist.
17 "Building inspector" includes a code enforcement officer, as
18 defined in Section 5-41005.

19 (b) A building inspector who performs inspections or
20 examinations under this Code must:

21 (1) hold the following certifications ~~certification~~
22 from the International Code Council: ~~in the area in which~~
23 ~~the inspector is inspecting or examining.~~

1 (A) a residential building inspector
2 certification, if inspecting or examining residential
3 buildings;

4 (B) a commercial building inspector certification,
5 if inspecting or examining commercial buildings;

6 (C) a property maintenance and housing inspector
7 certification, if inspecting or examining property
8 maintenance; or

9 (D) a certified building official certification,
10 if inspecting or examining in multiple disciplines;

11 (2) be credentialed through an equivalent nationally
12 or state-recognized building certification or
13 apprenticeship program approved by the United States
14 Department of Labor in the area the building inspector is
15 inspecting or examining; or

16 (3) be licensed under the Illinois Architecture
17 Practice Act of 1989, the Professional Engineering
18 Practice Act of 1989, or the Structural Engineering
19 Practice Act of 1989.

20 The county must keep on file a copy of the certifications
21 of the persons doing inspections or examinations on its
22 behalf. A building inspector under this Section may have a
23 grace period of 18 months ~~one year~~ from the date of hire or the
24 effective date of this Section, whichever is later, to acquire
25 the certification or credentials required under this Section.

26 An individual performing plumbing inspections shall be

1 licensed under the Illinois Plumbing Licensing Law and shall
2 be exempt from this Section.

3 (Source: P.A. 104-262, eff. 1-1-27; revised 10-2-25.)

4 Section 10. The Illinois Municipal Code is amended by
5 changing Section 11-31.1-1.5 as follows:

6 (65 ILCS 5/11-31.1-1.5)

7 (This Section may contain text from a Public Act with a
8 delayed effective date)

9 Sec. 11-31.1-1.5. Building inspector requirements. A
10 building inspector who performs inspections or examinations
11 under this Division must:

12 (1) hold the following certifications ~~certification~~
13 from the International Code Council: ~~in the area in which~~
14 ~~the inspector is inspecting or examining.~~

15 (A) a residential building inspector
16 certification, if inspecting or examining residential
17 buildings;

18 (B) a commercial building inspector certification,
19 if inspecting or examining commercial buildings;

20 (C) a property maintenance and housing inspector
21 certification, if inspecting or examining property
22 maintenance; or

23 (D) a certified building official certification,
24 if inspecting or examining in multiple disciplines;

1 (2) be credentialed through an equivalent nationally
2 or state-recognized building certification or
3 apprenticeship program approved by the United States
4 Department of Labor in the area the building inspector is
5 inspecting or examining; or

6 (3) be licensed under the Illinois Architecture
7 Practice Act of 1989, the Professional Engineering
8 Practice Act of 1989, or the Structural Engineering
9 Practice Act of 1989.

10 The municipality must keep on file a copy of the
11 certifications of the persons doing inspections or
12 examinations on its behalf. A building inspector under this
13 Section may have a grace period of 18 months ~~one year~~ from the
14 date of hire or the effective date of this Section, whichever
15 is later, to acquire the certification or credentials required
16 under this Section.

17 An individual performing plumbing inspections shall be
18 licensed under the Illinois Plumbing Licensing Law and shall
19 be exempt from this Section.

20 (Source: P.A. 104-262, eff. 1-1-27.)