



Sen. Christopher Belt

**Filed: 3/17/2026**

10400SB2828sam002

LRB104 18028 RTM 35535 a

1 AMENDMENT TO SENATE BILL 2828

2 AMENDMENT NO. \_\_\_\_\_. Amend Senate Bill 2828, AS AMENDED,  
3 by replacing everything after the enacting clause with the  
4 following:

5 "Section 5. The Counties Code is amended by changing and  
6 renumbering Section 5-1192, as added by Public Act 104-262, as  
7 follows:

8 (55 ILCS 5/5-1193)

9 (This Section may contain text from a Public Act with a  
10 delayed effective date)

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

12 (a) In this Section, "building inspector" means (i) a  
13 State or county employee whose duties include the inspection  
14 or examination of structures or property in a county to  
15 determine if zoning or other code violations exist or (ii) a  
16 third party contracting with the county whose duties include

1 the inspection or examination of structures or property in a  
2 county to determine if zoning or other code violations exist.  
3 "Building inspector" includes a code enforcement officer, as  
4 defined in Section 5-41005. "Building inspector" does not  
5 include an employee of the Office of the State Fire Marshal  
6 acting in the employee's capacity as an employee of the Office  
7 of the State Fire Marshal.

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

10 (1) hold one of the following certifications  
11 certification from the International Code Council; in the  
12 area in which the inspector is inspecting or examining.

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

16 (B) a commercial building inspector certification,  
17 if inspecting or examining commercial buildings;

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

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

23 (2) be credentialed through a nationally or  
24 state-recognized inspection certification or  
25 apprenticeship program approved by the United States  
26 Department of Labor in the discipline the inspector is

1 inspecting or examining; or

2 (3) be licensed under the Illinois Architecture  
3 Practice Act of 1989, the Professional Engineering  
4 Practice Act of 1989, or the Structural Engineering  
5 Practice Act of 1989.

6 The county must keep on file a copy of the certifications  
7 of the persons doing inspections or examinations on its  
8 behalf. A building inspector under this Section may have a  
9 grace period of 2 years ~~one year~~ from the date of hire or the  
10 effective date of this Section, whichever is later, to acquire  
11 the certification or credentials required under this Section.

12 An individual performing plumbing inspections shall be  
13 licensed under the Illinois Plumbing Licensing Law and shall  
14 be exempt from this Section.

15 (c) This Section does not apply to building inspectors  
16 employed by a municipality or county on or before January 1,  
17 2026 who have 5 years or more experience working as a building  
18 inspector.

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

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

22 (65 ILCS 5/11-31.1-1.5)

23 (This Section may contain text from a Public Act with a  
24 delayed effective date)

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

4           (1) hold one of the following certifications  
5 ~~certification~~ from the International Code Council; ~~in the~~  
6 ~~area in which the inspector is inspecting or examining.~~

7           (A) a residential building inspector  
8 certification, if inspecting or examining residential  
9 buildings;

10           (B) a commercial building inspector certification,  
11 if inspecting or examining commercial buildings;

12           (C) a property maintenance and housing inspector  
13 certification, if inspecting or examining property  
14 maintenance; or

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

17           (2) be credentialed through a nationally or  
18 state-recognized inspection certification or  
19 apprenticeship program approved by the United States  
20 Department of Labor in the discipline the building  
21 inspector is inspecting or examining; or

22           (3) be licensed under the Illinois Architecture  
23 Practice Act of 1989, the Professional Engineering  
24 Practice Act of 1989, or the Structural Engineering  
25 Practice Act of 1989.

26           The municipality must keep on file a copy of the

1 certifications of the persons doing inspections or  
2 examinations on its behalf. A building inspector under this  
3 Section may have a grace period of 2 years ~~one year~~ from the  
4 date of hire or the effective date of this Section, whichever  
5 is later, to acquire the certification or credentials required  
6 under this Section.

7 An individual performing plumbing inspections shall be  
8 licensed under the Illinois Plumbing Licensing Law and shall  
9 be exempt from this Section.

10 (c) This Section does not apply to building inspectors  
11 employed by a municipality or county on or before January 1,  
12 2026 who have 5 years or more experience working as a building  
13 inspector.

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