



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

SB4058

Introduced 2/18/2026, by Sen. Christopher Belt

SYNOPSIS AS INTRODUCED:

New Act
815 ILCS 333/18

Creates the Municipal Assistance and Permit Review Reform Act. Provides that, by January 1, 2027, each State agency that requires authorization or environmental review of municipal construction or public works projects shall develop a web portal to be posted on the agency's website for the purpose of enhancing review and promoting timely issuance of permits required. Specifies the information an agency must make available on its web portal. Provides that, if an applicant submits a completed permit application to an agency for a covered project in accordance with all applicable State and federal law and there is no final action by the agency, then (1) the application is automatically approved after 180 days if notice and opportunity for public hearing are not required by State or federal law; and (2) the application is automatically approved after 270 days if notice and opportunity for public hearing are required by State or federal law. Amends the Uniform Electronic Transactions Act. Removes language providing that a governmental agency of the State is not required to use or permit the use of electronic records or electronic signatures. Provides that the State Board of Elections is exempt from the requirement to accept electronic records and signatures. Effective immediately.

LRB104 20670 SPS 34169 b

1 AN ACT concerning government.

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

4 Section 1. Short title. This Act may be cited as the
5 Municipal Assistance and Permit Review Reform Act.

6 Section 2. Purpose. The purpose of this Act is to improve
7 the State's permit review and approval process by making it
8 easier for municipalities to deal with State permitting
9 requirements. This goal shall be achieved by providing prompt,
10 accurate information about existing requirements, increasing
11 the transparency and accessibility of permitting processes,
12 and establishing a timeline regarding the determination of
13 permits for covered projects.

14 Section 3. Definitions. As used in this Act:

15 "Covered project" means any project in Illinois that
16 involves the construction of infrastructure or public works by
17 a municipality of Illinois and requires authorization or
18 environmental review by a State agency.

19 "Electronic" has the meaning given to that term in Section
20 3-100 of the Illinois Vehicle Code.

21 "Signature" has the meaning given to that term in Section
22 3-100 of the Illinois Vehicle Code.

1 Section 5. State agency requirements.

2 (a) By January 1, 2027, each State agency that requires
3 authorization or environmental review of municipal
4 construction or public works projects shall develop a web
5 portal to be posted on the agency's website for the purpose of
6 enhancing review and promoting timely issuance of permits
7 required and shall make the following information available on
8 the web portal:

9 (1) Checklists and guidance relating to the completion
10 of permit applications, which may include, but are not
11 limited to, existing instructions for completing the
12 applications and examples of complete applications. As the
13 State agency or its subdivisions develop new checklists
14 and develop guidance, they shall supplement the web portal
15 with those materials.

16 (2) Permit application forms or portions of permit
17 applications that can be completed and saved
18 electronically, and submitted to the State agency or its
19 subdivisions by electronic signature.

20 (b) If an applicant submits a completed permit application
21 to a State agency for a covered project in accordance with all
22 applicable State and federal law and there is no final action
23 by the State agency, then:

24 (1) the application shall be automatically approved
25 after 180 days if notice and opportunity for public

1 hearing are not required by State or federal law; and
2 (2) the application shall be automatically approved
3 after 270 days if notice and opportunity for public
4 hearing are required by State or federal law.

5 Section 90. The Uniform Electronic Transactions Act is
6 amended by changing Section 18 as follows:

7 (815 ILCS 333/18)

8 Sec. 18. Acceptance and distribution of electronic records
9 by governmental agencies.

10 (a) Except as otherwise provided in subsection (d) ~~Section~~
11 ~~12(f)~~, each governmental agency of this State shall ~~determine~~
12 ~~whether, and the extent to which, it will~~ send and accept
13 electronic records and electronic signatures to and from other
14 persons and otherwise create, generate, communicate, store,
15 process, use, and rely upon electronic records and electronic
16 signatures.

17 (b) The ~~To the extent that a governmental agency uses~~
18 ~~electronic records and electronic signatures under subsection~~
19 ~~(a), the~~ governmental agency, giving due consideration to
20 security, may specify:

21 (1) the manner and format in which the electronic
22 records must be created, generated, sent, communicated,
23 received, and stored and the systems established for those
24 purposes;

1 (2) ~~if electronic records must be signed by electronic~~
2 ~~means, the type of electronic signature required,~~ the
3 manner and format in which the electronic signature must
4 be affixed to the electronic record, and the identity of,
5 or criteria that must be met by, any third party used by a
6 person filing a document to facilitate the process;

7 (3) control processes and procedures as appropriate to
8 ensure adequate preservation, disposition, integrity,
9 security, confidentiality, and auditability of electronic
10 records; and

11 (4) any other required attributes for electronic
12 records which are specified for corresponding
13 nonelectronic records or reasonably necessary under the
14 circumstances.

15 (b-5) Pursuant to their rulemaking authority under other
16 laws, the Secretary of State and the Department of Innovation
17 and Technology may adopt rules setting forth their respective
18 minimum requirements under subsection (b) of this Section. Any
19 rules adopted by the Secretary of State under this subsection
20 shall only apply with respect to the Secretary of State and any
21 rules adopted by the Department of Innovation and Technology
22 under this subsection shall only apply with respect to State
23 agencies, departments, boards, and commissions under the
24 jurisdiction of the Governor to which the Department of
25 Innovation and Technology provides services.

26 (c) (Blank). ~~Except as otherwise provided in Section~~

1 ~~12(f), this Act does not require a governmental agency of this~~
2 ~~State to use or permit the use of electronic records or~~
3 ~~electronic signatures.~~

4 (d) The State Board of Elections is exempt from the
5 requirement to accept electronic records and signatures.

6 (Source: P.A. 103-390, eff. 7-28-23; 104-195, eff. 1-1-26.)

7 Section 99. Effective date. This Act takes effect upon
8 becoming law.