



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

SB4063

Introduced 2/19/2026, by Sen. Laura Ellman

SYNOPSIS AS INTRODUCED:

See Index

Amends the Illinois Municipal Code. Provides that a municipality shall complete its initial plan review within (1) 15 business days after receipt of a complete application for a one-family residential project or 2-family residential project or (2) 30 business days after receipt of a complete application for any multifamily, mixed-use, or commercial project. Provides that, if a municipality fails to complete its plan review within the deadlines established under the provisions, then the applicant may retain a qualified third-party plan reviewer. Provides that a municipality shall accept any plan review submitted by a qualified third-party plan reviewer as meeting the municipality's requirements if the review demonstrates compliance with the applicable building codes. Provides that, if a municipality fails to conduct a required inspection within 2 business days, then the applicant may retain a qualified third-party inspector. Provides that a municipality may require reasonable documentation demonstrating that a qualified third-party plan reviewer or qualified third-party inspector meets the qualification requirements, including proof that the qualified third-party plan reviewer's or qualified third-party inspector's licensure or certification is current and active. Provides that a municipality may not charge plan review or inspection fees for any portion of the review process or inspection process performed by a qualified third-party plan reviewer or qualified third-party inspector. Provides that a qualified third-party plan reviewer or qualified third-party inspector shall disclose any potential conflict of interest to the applicant and the municipality before accepting an engagement. Limits home rule powers.

LRB104 20891 RTM 34565 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 Illinois Municipal Code is amended by
5 adding Division 31.2 as follows:

6 (65 ILCS 5/Art. 11 Div. 31.2 heading new)

7 DIVISION 31.2. BUILDING INSPECTIONS

8 (65 ILCS 5/11-31.2-1 new)

9 Sec. 11-31.2-1. Findings and purpose.

10 (a) The General Assembly finds and declares that:

11 (1) uncertain and lengthy building permit review and
12 inspection timelines add costs, delay community
13 investment, and make it harder to deliver housing across
14 the State;

15 (2) ensuring predictable, efficient, and transparent
16 review processes is a matter of statewide concern
17 affecting housing supply, public safety, and economic
18 competitiveness;

19 (3) several states, including Florida, Arizona,
20 Tennessee, Texas, and New Hampshire, have adopted
21 third-party plan review and inspection systems that
22 accelerate development timelines while maintaining safety

1 and code compliance; and

2 (4) By setting statewide expectations and offering
3 qualified third-party review options when local deadlines
4 are exceeded, Illinois can reduce avoidable delays and
5 help advance needed housing and commercial development in
6 communities large and small.

7 (b) It is the purpose of this Division to create a
8 statewide third-party plan review and inspection framework, to
9 establish uniform municipal deadlines, and to ensure that all
10 applicants may obtain timely approvals necessary to advance
11 construction while maintaining public safety and building-code
12 standards.

13 (65 ILCS 5/11-31.2-2 new)

14 Sec. 11-31.2-2. Definitions. As used in this Act:

15 "Business day" means any day other than a Saturday,
16 Sunday, or State-recognized holiday.

17 "Complete application" means an application that includes
18 all forms, fees, documents, site plans, and other materials
19 required by local ordinance.

20 "Qualified third-party plan reviewer" means a person who:

21 (1) is a licensed architect or engineer under the laws
22 of this State; and

23 (2) holds a current and active certification issued by
24 the International Code Council, the National Fire
25 Protection Association, or the International Association

1 of Plumbing and Mechanical Officials, or one of their
2 successor organizations.

3 "Qualified third-party inspector" means a person who:

4 (1) is a licensed architect or engineer; and

5 (2) holds a current and active certification issued by
6 the International Code Council, the National Fire
7 Protection Association, or the International Association
8 of Plumbing and Mechanical Officials, or one of their
9 successor organizations.

10 (65 ILCS 5/11-31.2-5 new)

11 Sec. 11-31.2-5. Applicability. This Division applies to
12 all municipalities, including home-rule units.

13 (65 ILCS 5/11-31.2-10 new)

14 Sec. 11-31.2-10. Municipal plan review timelines.

15 (a) A municipality shall complete its initial plan review
16 within:

17 (1) 15 business days after receipt of a complete
18 application for a one-family residential project or
19 2-family residential project; or

20 (2) 30 business days after receipt of a complete
21 application for any multifamily, mixed-use, or commercial
22 project.

23 (b) A municipality shall issue written comments or
24 approval within the applicable deadline.

1 (c) For any subsequent review cycle after the applicant
2 submits revisions responding to comments, the municipality
3 shall complete review within 10 business days.

4 (d) Failure to meet any deadline under this Section
5 triggers the applicant's right to use a qualified third-party
6 plan reviewer under Section 11-31.2-20.

7 (65 ILCS 5/11-31.2-15 new)

8 Sec. 11-31.2-15. Inspection timelines.

9 (a) A municipality shall conduct any required inspection
10 within 2 business days after receipt of a request.

11 (b) Failure to conduct the inspection within the required
12 period triggers the applicant's right to use a qualified
13 third-party inspector under Section 11-31.2-25.

14 (65 ILCS 5/11-31.2-20 new)

15 Sec. 11-31.2-20. Use of qualified third-party plan
16 reviewers upon missed deadline.

17 (a) If a municipality fails to complete its plan review
18 within the deadlines established under Section 11-31.2-10,
19 then the applicant may retain a qualified third-party plan
20 reviewer.

21 (b) A municipality shall accept any plan review submitted
22 by a qualified third-party plan reviewer as meeting the
23 municipality's requirements if the review demonstrates
24 compliance with the applicable building codes.

1 (c) A municipality shall issue the permit within 2
2 business days after receiving a compliant third-party plan
3 review.

4 (d) A municipality may not require a second review, impose
5 additional comments, or delay issuance once a qualified review
6 has been submitted, except as permitted under Section
7 11-31.2-30.

8 (65 ILCS 5/11-31.2-25 new)

9 Sec. 11-31.2-25. Use of qualified third-party inspectors
10 upon missed deadline.

11 (a) If a municipality fails to conduct a required
12 inspection within 2 business days, then the applicant may
13 retain a qualified third-party inspector.

14 (b) Municipalities shall accept inspection reports
15 submitted under this Section as satisfying local inspection
16 requirements if the report demonstrates compliance with the
17 building code.

18 (c) A municipality shall issue any required approval,
19 certificate, or authorization within one business day after
20 receiving a compliant inspection report.

21 (65 ILCS 5/11-31.2-30 new)

22 Sec. 11-31.2-30. Municipal audit authority.

23 (a) A municipality retains full authority to audit any
24 third-party plan review or inspection for compliance with

1 applicable codes. Nothing in this Division limits a
2 municipality's authority to issue stop-work orders, withhold
3 certificates of occupancy, or pursue enforcement actions for
4 noncompliance.

5 (b) An audit may not delay issuance of a permit or
6 authorization submitted under Section 11-31.2-20 or
7 11-31.2-25.

8 (c) If a municipality identifies material noncompliance,
9 then it may pursue enforcement actions available under its
10 code authority and report the findings to the Department of
11 Financial and Professional Regulation or applicable
12 credentialing organization.

13 (d) A municipality may require reasonable documentation
14 demonstrating that a qualified third-party plan reviewer or
15 qualified third-party inspector meets the qualification
16 requirements of this Division, including proof that the
17 qualified third-party plan reviewer's or qualified third-party
18 inspector's licensure or certification is current and active.

19 (e) Nothing in this Division shall be construed to
20 transfer liability for code compliance or construction defects
21 from the owner, design professional, or contractor.

22 (65 ILCS 5/11-31.2-40 new)

23 Sec. 11-31.2-40. Fees; fee parity.

24 (a) A municipality may not charge plan review or
25 inspection fees for any portion of the review process or

1 inspection process performed by a qualified third-party plan
2 reviewer or qualified third-party inspector.

3 (b) Fees charged by a qualified third-party plan reviewer
4 may not exceed the municipality's standard fees for the same
5 service.

6 (c) A municipality shall reduce its fees proportionally
7 when an applicant uses third-party review for only one portion
8 of the process.

9 (65 ILCS 5/11-31.2-45 new)

10 Sec. 11-31.2-45. Conflicts of interest.

11 (a) A qualified third-party plan reviewer may not review
12 plans if:

13 (1) the qualified third-party plan reviewer, an
14 employee of the qualified third-party plan reviewer, or
15 qualified third-party plan reviewer's employer was
16 involved in making the plans; or

17 (2) the plans are for work to be performed on property
18 owned by the qualified third-party plan reviewer, an
19 employee of the qualified third-party plan reviewer, or
20 qualified third-party plan reviewer's employer.

21 (b) A qualified third-party inspector may not inspect work
22 if the qualified third-party inspector, an employee of the
23 qualified third-party inspector, or qualified third-party
24 inspector's employer:

25 (1) performed any of the work;

1 (2) planned any of the work; or
2 (3) is the owner of the property on which the work was
3 performed.

4 (c) A qualified third-party plan reviewer or qualified
5 third-party inspector shall disclose any potential conflict of
6 interest to the applicant and the municipality before
7 accepting an engagement.

8 (65 ILCS 5/11-31.2-50 new)

9 Sec. 11-31.2-50. Home rule preemption. A home rule unit
10 may not regulate plan reviews or building inspections in a
11 manner inconsistent with this Division. This Division is a
12 limitation under subsection (i) of Section 6 of Article VII of
13 the Illinois Constitution on the concurrent exercise by home
14 rule units of powers and functions exercised by the State.

15 (65 ILCS 5/11-31.2-97 new)

16 Sec. 11-31.2-97. Severability. The provisions of this
17 Division are severable under Section 1.31 of the Statute on
18 Statutes.

1 INDEX

2 Statutes amended in order of appearance

- 3 65 ILCS 5/Art. 11 Div.
- 4 31.2 heading new
- 5 65 ILCS 5/11-31.2-1 new
- 6 65 ILCS 5/11-31.2-2 new
- 7 65 ILCS 5/11-31.2-5 new
- 8 65 ILCS 5/11-31.2-10 new
- 9 65 ILCS 5/11-31.2-15 new
- 10 65 ILCS 5/11-31.2-20 new
- 11 65 ILCS 5/11-31.2-25 new
- 12 65 ILCS 5/11-31.2-30 new
- 13 65 ILCS 5/11-31.2-40 new
- 14 65 ILCS 5/11-31.2-45 new
- 15 65 ILCS 5/11-31.2-50 new
- 16 65 ILCS 5/11-31.2-97 new