



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

SB4212

Introduced 5/30/2026, by Sen. Darby A. Hills

SYNOPSIS AS INTRODUCED:

New Act

Creates the Private Well, Septic, and Water Infrastructure Housing Impact Task Force Act. Establishes a Task Force to study the impacts of new residential development on private wells, septic systems, groundwater quality, drinking water safety, and related environmental and public health concerns. Provides for membership appointed by legislative leaders and the Governor, including members representing local government interests, environmental and development sectors, technical experts, and relevant State agencies. Requires the Task Force to examine issues including septic capacity, groundwater protection, contamination risks, intergovernmental coordination, and homeowner education. Requires the Environmental Protection Agency and the Department of Public Health to provide administrative support. Directs the Task Force to submit a report with findings and recommendations to the Governor and the General Assembly by December 31, 2027. Dissolves the Task Force and repeals the Act on January 1, 2029.

LRB104 22243 BDA 38578 b

1 AN ACT concerning State 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 Private Well, Septic, and Water Infrastructure Housing Impact
6 Task Force Act.

7 Section 5. Findings; purpose.

8 (a) The General Assembly finds that new residential
9 development in areas served by private wells and septic
10 systems may affect groundwater quality, drinking water safety,
11 environmental resources, and the reliability of wastewater and
12 water infrastructure throughout Illinois.

13 (b) The purpose of this Act is to establish a statewide
14 task force to evaluate how new housing development affects
15 private wells, septic systems, groundwater, and related public
16 health and environmental concerns, and to provide
17 recommendations to the Governor and the General Assembly based
18 on those findings.

19 Section 10. Task Force creation and membership.

20 (a) The Private Well, Septic, and Water Infrastructure
21 Housing Impact Task Force is created.

22 (b) The Task Force shall consist of the following members:

1 (1) one member appointed by the Speaker of the House
2 of Representatives;

3 (2) one member appointed by the Minority Leader of the
4 House of Representatives;

5 (3) one member appointed by the President of the
6 Senate;

7 (4) one member appointed by the Minority Leader of the
8 Senate;

9 (5) one member appointed by the Governor who
10 represents a statewide association of municipalities;

11 (6) one member appointed by the Governor who
12 represents a statewide association of county boards;

13 (7) two members appointed by the Governor who are
14 mayors of municipalities experiencing residential growth;

15 (8) the Director of the Environmental Protection
16 Agency, or the Director's designee;

17 (9) the Director of Public Health, or the Director's
18 designee;

19 (10) one member appointed by the Governor who
20 represents a county health department that administers
21 septic permitting;

22 (11) one member appointed by the Governor who is a
23 licensed professional engineer with expertise in water or
24 wastewater systems;

25 (12) one member appointed by the Governor who is a
26 hydrogeologist with expertise in groundwater resources;

1 (13) one member appointed by the Governor who
2 represents a statewide environmental advocacy
3 organization;

4 (14) one member appointed by the Governor who
5 represents home builders or residential developers; and

6 (15) one member appointed by the Governor who
7 represents rural homeowners who rely on private wells and
8 septic systems.

9 (c) After all members are appointed, the Task Force shall
10 elect a chairperson from among its members and may elect other
11 officers as it deems appropriate.

12 (d) A vacancy on the Task Force shall be filled in the same
13 manner as the original appointment for the remainder of the
14 unexpired term.

15 (e) Members of the Task Force shall serve without
16 compensation but may be reimbursed for expenses incurred in
17 performing their duties, subject to the rules of the
18 appropriate travel control board.

19 Section 15. Duties; meetings; administrative support;
20 report.

21 (a) The Task Force shall study and make recommendations
22 concerning:

23 (1) the impact of new residential development on
24 private wells, groundwater supplies, and aquifers;

25 (2) the capacity of existing septic systems and local

1 wastewater infrastructure to accommodate population
2 growth;

3 (3) strategies to prevent contamination of drinking
4 water sources from septic system failures, stormwater
5 runoff, and increased development;

6 (4) best practices for maintaining and inspecting
7 private wells and septic systems in growing communities;

8 (5) methods to protect groundwater quality, wetlands,
9 streams, and other environmental resources affected by
10 housing development;

11 (6) the need for additional State guidance, permitting
12 requirements, or funding programs to support safe well and
13 septic infrastructure;

14 (7) coordination among State agencies, counties,
15 municipalities, and public health departments regarding
16 areas served by private wells and septic systems; and

17 (8) public education and technical assistance programs
18 for homeowners regarding proper well and septic
19 maintenance.

20 (b) The Task Force shall meet at the call of the
21 chairperson and as often as necessary to accomplish its work.

22 (c) The Environmental Protection Agency and the Department
23 of Public Health shall provide administrative and technical
24 support to the Task Force.

25 (d) On or before December 31, 2027, the Task Force shall
26 submit a report to the Governor and the General Assembly

1 summarizing its findings and recommendations regarding
2 drinking water protection; septic system capacity,
3 maintenance, and regulation; environmental impacts of
4 residential development; improvements to State and local
5 regulatory structures; funding and technical assistance needs;
6 and long-term planning for communities dependent on private
7 wells and septic systems. The report shall be submitted in
8 accordance with Section 3.1 of the General Assembly
9 Organization Act.

10 Section 90. Repeal. The Task Force is dissolved, and this
11 Act is repealed, on January 1, 2029.