



103RD GENERAL ASSEMBLY

State of Illinois

2023 and 2024

HB3243

Introduced 2/17/2023, by Rep. Sonya M. Harper

SYNOPSIS AS INTRODUCED:

New Act

Creates the Basic Systems Repair Program Act. Requires the Department of Human Services to establish and administer a Basic Systems Repair Program that provides free repairs to correct electrical, plumbing, heating, limited structural and carpentry, and roofing emergencies in eligible owner-occupied homes that are located in disproportionately impacted areas of the State. Provides that under an eligible home owner may apply for free major systems repairs if the home has dangerous electrical conditions, leaking or broken sewer lines, or some other specified maintenance issue. Sets forth eligibility requirements under the program. Requires the Department to determine which areas of the State are disproportionately impacted by housing inequity and only consider for selection under the program those homes that are located in a disproportionately impacted area and that otherwise meet program eligibility requirements. Provides that the Department may adopt any rules necessary to implement the program, including, but not limited to, the form and manner in which a home owner must apply for repair coverage under the program, the scope of damage or repairs that will be covered under the program, and the qualifications and licensing requirements for home repair contractors and plumbers contracted to make the home repairs.

LRB103 29702 KTG 56107 b

1 AN ACT concerning housing.

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 Basic
5 Systems Repair Program Act.

6 Section 5. Basic Systems Repair Program.

7 (a) The Department of Human Services shall establish and
8 administer a Basic Systems Repair Program that provides free
9 repairs to correct electrical, plumbing, heating, limited
10 structural and carpentry, and roofing emergencies in eligible
11 owner-occupied homes that are located in disproportionately
12 impacted areas of the State. Under the program, an eligible
13 home owner may apply for free major systems repairs if the home
14 has at least one of the following:

15 (1) Dangerous electrical conditions, such as
16 overheating or sparking wiring or entire circuits that
17 won't stay on.

18 (2) Leaking or broken sewer lines.

19 (3) Leaking or broken water service lines.

20 (4) Damage owing to violations committed by a water
21 utility or other public utility.

22 (5) Roof leaks which have caused a 4 sq. ft. or larger
23 section of ceiling to collapse (Small roof leaks are not

1 considered emergencies).

2 (6) Needed carpentry repairs to floors and joists and
3 limited repairs to exterior walls.

4 (7) Needed furnace replacement or repair during winter
5 season.

6 Section 10. Eligibility requirements. To be eligible for
7 free home systems repairs under the program, an applicant
8 must, at a minimum, satisfy the following requirements:

9 (1) Own and live in the single-family house with one
10 of the home repair issues listed in subsection (a).

11 (2) Be current or under a current payment agreement
12 for both property taxes and water utilities.

13 (3) Meet the income guidelines prescribed by the
14 Department by rule.

15 (4) Not own any other residential property.

16 The Department shall determine which areas of the State
17 are disproportionately impacted by housing inequity and only
18 consider for selection under the program those homes that are
19 located in a disproportionately impacted area and that
20 otherwise meet program eligibility requirements.

21 Section 15. Rules. The Department may adopt any rules
22 necessary to implement the program, including, but not limited
23 to, the form and manner in which a home owner must apply for
24 repair coverage under the program, the scope of damage or

1 repairs that will be covered under the program, and the
2 qualifications and licensing requirements for home repair
3 contractors and plumbers contracted to make the home repairs.