

1 AN ACT concerning safety.

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 Fuel
5 Gas Alarm Act.

6 Section 5. Definitions. In this Act:

7 "Covered building" means any residential, commercial, or
8 institutional structure that contains one or more gas-fueled
9 appliances, including stoves, furnaces, water heaters, and
10 dryers, and has an active natural gas or liquefied propane gas
11 service connection.

12 "Fuel gas alarm" means a device that is designed to detect
13 natural gas or liquefied propane gas and provide an audible
14 alarm, visual alarm, or a combination; that has been tested
15 and listed by a nationally recognized independent testing
16 laboratory; that conforms to either Underwriters Laboratories
17 (UL) Standard 1484 or Standard 2075; and that is labeled with a
18 visible ETL or UL certification indicating the device conforms
19 to either UL Standard 1484 or UL Standard 2075.

20 "Single and multifamily dwelling" means a building with
21 one or more residential units. "Single and multifamily
22 dwelling" includes an apartment, condominium, or townhome.

1 Section 10. Installation requirements.

2 (a) All covered buildings must have at least one fuel gas
3 alarm in each room containing a gas appliance, in accordance
4 with National Fire Protection Association (NFPA) 715, Standard
5 for the Installation of Fuel Gases Alarm and Warning
6 Equipment, and the fuel gas alarm manufacturer's instructions.

7 (b) All new covered buildings and covered buildings that
8 have undergone major renovations must include hardwired or
9 battery-powered fuel gas alarms for enhanced safety. Single
10 and multifamily dwellings must have individual unit alarms
11 installed in every room containing a gas appliance in
12 accordance with National Fire Protection Association (NFPA)
13 715, Standard for the Installation of Fuel Gases Alarm and
14 Warning Equipment.

15 (c) Battery-powered fuel gas alarms are allowed in
16 existing buildings and where hardwiring is otherwise
17 infeasible. Battery-powered and plug-in fuel gas alarms do not
18 need to be interconnected or monitored, unless an applicable
19 building code dictates otherwise. Battery-powered alarms must
20 have a minimum lifespan of 6 years and include an end-of-life
21 warning mechanism.

22 Section 15. Compliance and implementation.

23 (a) All covered buildings must comply with the
24 requirements of this Act on or before January 1, 2028.

25 (b) Compliance with the requirements of this Act shall be

1 verified during certificate of occupancy issuance for new
2 buildings, rental license renewals, and fire safety
3 inspections for existing buildings.

4 (c) A person who is not an electrician may install a
5 battery-powered or plug-in fuel gas alarm, but a licensed
6 electrician must install a hardwired fuel gas alarm system.

7 Section 20. Transfer of property requirements. A person
8 who, after January 1, 2027, acquires by sale or exchange a
9 covered building must install fuel gas alarms within 30 days
10 of acquisition or occupancy, whichever is later, if compliant
11 fuel gas alarms are not already present. A transfer of real
12 property that includes a covered building shall include a
13 certification that fuel gas alarms are or will be installed,
14 with the certification signed and dated by the buyer. Fuel gas
15 alarms shall be installed in accordance with the
16 manufacturer's installation instructions and National Fire
17 Protection Association (NFPA) 715, Standard for the
18 Installation of Fuel Gases Alarm and Warning Equipment. A
19 certification of compliance with this Act must be provided at
20 the time of sale or lease of any covered building or any part
21 of any covered building.

22 Section 25. Funding for low-income households. A State
23 Fuel Gas Safety Assistance Fund is established as a special
24 fund in the State treasury. The Fund may accept moneys from any

1 lawful source. Any interest earned on moneys in the Fund shall
2 be deposited into the Fund. Moneys in the Fund shall be used by
3 the Office of the State Fire Marshal to provide free or
4 subsidized fuel gas alarms to low-income households. The State
5 Fire Marshall shall establish, by rule, a program to provide
6 free or subsidized gas alarms to low-income households.

7 Section 30. Penalties and enforcement. A violation of this
8 Act or any rule adopted under this Act is a petty offense. The
9 Office of the State Fire Marshal, the Attorney General, or the
10 State's Attorney of the county where the violation occurred
11 may enforce this Act.

12 Section 35. Local government grants. Subject to
13 appropriation, the Office of the State Fire Marshal may award
14 grants to units of local governments to implement enhanced
15 enforcement and education programs for the purposes of this
16 Act. The State Fire Marshal shall adopt rules providing for
17 processes and criteria for the awarding of grants to units of
18 local government under this Section.

19 Section 40. Gas Detector Alliance. The Gas Detector
20 Alliance is created within the Office of the State Fire
21 Marshal. The Gas Detector Alliance shall consist of members
22 appointed by the State Fire Marshal. The membership of the Gas
23 Detector Alliance shall be composed of one representative of

1 the National Fire Protection Association, the Illinois
2 Professional Firefighters Association, the Illinois Fire
3 Safety Alliance, the Illinois Rural Fire Association, the
4 Illinois Municipal League, the Illinois Fire Chiefs
5 Association, the Illinois Fire Inspectors Association, and the
6 Illinois Association of Fire Protection Districts and 3
7 representatives of gas utilities operating in this State. The
8 Gas Detector Alliance shall make recommendations to the Office
9 of the State Fire Marshal concerning the effectiveness of this
10 Act and any changes in legislation or rules that the Gas
11 Detector Alliance believes are necessary to effectuate the
12 purpose of this Act.

13 Section 45. Home rule. A home rule unit may not regulate
14 fuel gas alarm installation in a manner less restrictive than
15 the regulation of fuel gas alarm installation under this Act.
16 This Section is a limitation under subsection (i) of Section 6
17 of Article VII of the Illinois Constitution on the concurrent
18 exercise by home rule units of powers and functions exercised
19 by the State.

20 Section 50. Rulemaking. The Office of the State Fire
21 Marshal shall adopt rules implementing this Act.

22 Section 90. The State Finance Act is amended by adding
23 Section 5.1030 as follows:

1 (30 ILCS 105/5.1030 new)

2 Sec. 5.1030. The State Fuel Gas Safety Assistance Fund.

3 Section 99. Effective date. This Act takes effect January

4 1, 2026.