



102ND GENERAL ASSEMBLY

State of Illinois

2021 and 2022

HB4110

Introduced 9/3/2021, by Rep. Kambium Buckner

SYNOPSIS AS INTRODUCED:

65 ILCS 5/11-30-15 new

Amends the Illinois Municipal Code. Provides that municipalities shall, at a minimum, perform the following inspections on high-rise buildings (specified buildings that stand 80 feet or more above grade) in lakeshore communities (developed property half a mile or less from Lake Michigan): (1) structural, subsurface, and foundation inspections every 4 years; and (2) facade inspections every 4 years between the structural inspections. Allows, in lieu of a municipal inspection, the owner of a high-rise building to notify the municipality that the owner intends to hire a private inspector to perform the inspections. Provides that the inspector shall create and file an inspection report with the municipality in which the high-rise building is located. Provides for penalties for noncompliance. Provides that the city council of the municipality shall, by ordinance, provide for procedures for inspections and reports required under the provisions. Limits home rule powers. Effective immediately.

LRB102 19165 AWJ 27930 b

FISCAL NOTE ACT
MAY APPLY

HOME RULE NOTE
ACT MAY APPLY

HOUSING
AFFORDABILITY
IMPACT NOTE ACT
MAY APPLY

A BILL FOR

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 Section 11-30-15 as follows:

6 (65 ILCS 5/11-30-15 new)

7 Sec. 11-30-15. Inspection of high-rise buildings in
8 lakeshore communities.

9 (a) As used in this Section:

10 "High-rise building" means a building that stands 80 feet
11 or more above grade. "High-rise building" does not include
12 single-family residential buildings.

13 "Lakeshore community" means developed property half a mile
14 or less from Lake Michigan.

15 (b) Notwithstanding any other provision of law,
16 municipalities shall, at a minimum, perform the following
17 inspections on high-rise buildings in lakeshore communities:

18 (1) Structural, subsurface, and foundation inspections
19 every 4 years.

20 (2) Facade inspections every 4 years between the
21 structural inspections.

22 (c) In lieu of a municipal inspection under subsection
23 (b), the owner of a high-rise building may notify the

1 municipality, in a manner prescribed by the municipality, that
2 the owner intends to hire a private inspector to perform the
3 inspections provided for in subsection (b).

4 (d) After completion of an inspection under this Section,
5 the inspector shall create and file an inspection report with
6 the municipality in which the high-rise building is located in
7 a manner prescribed by the municipality.

8 (e) The municipality shall fine a building owner not less
9 than \$500 and not more than \$1,000 per day for an owner's
10 failure to allow an inspection during the time required in
11 subsection (b), for failure of a private inspector to perform
12 an inspection during the time required in subsection (b), or
13 for failure of a private inspector to create and file a report
14 under subsection (d).

15 (f) The corporate authorities of a municipality shall, by
16 ordinance, set procedures for inspections and reports required
17 under this Section no later than 180 days after the effective
18 date of this amendatory Act of the 102nd General Assembly.

19 (g) A home rule municipality may not regulate high-rise
20 building inspections in lakeshore communities in a manner
21 inconsistent with this Section. This Section is a limitation
22 under subsection (i) of Section 6 of Article VII of the
23 Illinois Constitution on the concurrent exercise by home rule
24 units of powers and functions exercised by the State.

25 Section 99. Effective date. This Act takes effect upon
26 becoming law.