

1 AN ACT concerning property.

2 **Be it enacted by the People of the State of Illinois,**  
3 **represented in the General Assembly:**

4 Section 5. The Electric Vehicle Charging Act is amended by  
5 changing Section 10 as follows:

6 (765 ILCS 1085/10)

7 Sec. 10. Applicability.

8 (a) For the purposes of Sections 20 and 25, this Act  
9 applies to newly constructed single-family homes and  
10 multifamily residential buildings that have parking spaces and  
11 are constructed after the effective date of this Act.

12 (b) For the purposes of Sections 30 and 35, this Act  
13 applies to unit owners, tenants, landlords, and associations  
14 of both newly constructed and existing single-family homes and  
15 multifamily residential buildings that have parking spaces.

16 (c) The provisions of this Act do not apply to any tiny  
17 home for veterans who are homeless or at risk of homelessness  
18 and in need of secure, long-term affordable housing, if that  
19 tiny home is constructed by a non-profit organization  
20 described in Section 501(c)(3) or Section 501(c)(19) of the  
21 Internal Revenue Code of 1986 that exclusively funds and  
22 administers tiny homes for veterans. Every county and  
23 municipality which has the power to issue building permits and

1 otherwise control the construction of buildings shall require  
2 by ordinance that an applicant seeking a building permit to  
3 construct tiny homes for at-risk veterans must include with  
4 the permit application a completed and signed affidavit  
5 stating that all buildings constructed under the permit are  
6 designated for the exclusive use of qualifying veterans who  
7 are homeless or at risk of homelessness and in need of secure,  
8 long-term affordable housing. No county or municipality,  
9 including a home rule unit, shall adopt any building code or  
10 ordinance that requires EV-capable parking spaces for tiny  
11 homes constructed for the purpose of providing affordable  
12 housing for at-risk veterans as provided in this subsection.  
13 This subsection is a limitation under subsection (i) of  
14 Section 6 of Article VII of the Illinois Constitution on the  
15 concurrent exercise by home rule units of powers and functions  
16 exercised by the State.

17 As used in this subsection:

18 "Tiny home" means an individual, detached residential  
19 dwelling unit of no more than 800 square feet, occupying a lot  
20 either by itself or sharing a common lot with other tiny homes.  
21 "Tiny home" does not include a manufactured home as defined in  
22 the Mobile Home Landlord and Tenant Rights Act. "Tiny home"  
23 does not include a single unit in a small multifamily  
24 residence or a large multifamily residence.

25 "Veteran" means a person who served in and who has  
26 received an honorable or general discharge from, the United

1 States Army, Navy, Air Force, Space Force, Marines, Coast  
2 Guard, or reserves thereof, or who served in the Army National  
3 Guard, Air National Guard, or Illinois National Guard.

4 (Source: P.A. 103-53, eff. 1-1-24; 103-572, eff. 1-1-24.)

5 Section 99. Effective date. This Act takes effect upon  
6 becoming law.