



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB2999

Introduced 2/6/2025, by Rep. Norine K. Hammond

SYNOPSIS AS INTRODUCED:

55 ILCS 5/5-12024 new
60 ILCS 1/110-18 new
65 ILCS 5/11-13-30 new

Amends the Counties Code, Township Code, and Illinois Municipal Code. Provides that a zoning ordinance or other zoning regulation may not prohibit or restrict the erection of an industrialized residential structure or a manufactured home on real property if: (1) the industrialized residential structure or manufactured home is compatible with the character of the respective area; (2) an ordinance or regulation imposes the same aesthetic compatibility requirements on the industrialized residential structure or manufactured home as those that are applicable to all other residential structures in the respective area; and (3) the industrialized residential structure or manufactured home meets applicable standards for the exterior design of buildings and structures. Prohibits restrictions based upon the age of a manufactured home. Provides that a person who is the owner of real property or who has a right to the use of real property may install and occupy a pre-owned manufactured home on the property if the pre-owned manufactured home complies with specified provisions and is on property that is zoned for residential use. Provides that a county, township, or municipality may establish health and safety standards for pre-owned manufactured homes that are relocated from one location to another location and an inspection program for those pre-owned manufactured homes. Provides that the county, township, or municipality and the individual performing an inspection are not liable for any injuries to a person resulting from any defects or conditions in the pre-owned manufactured home. Specifies that the provisions of the amendatory Act are not intended to limit the powers of a home rule unit. Defines "pre-owned manufactured home".

LRB104 03297 RTM 13319 b

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 Counties Code is amended by adding Section
5 5-12024 as follows:

6 (55 ILCS 5/5-12024 new)

7 Sec. 5-12024. Industrialized residential structures and
8 manufactured homes.

9 (a) As used in this subsection, "pre-owned manufactured
10 home" means a manufactured home that has been previously used
11 as a residential dwelling and has been titled.

12 (b) Except as provided in Section 5-12001, a zoning
13 ordinance or other zoning regulation of a county other than a
14 home rule county may not prohibit or restrict the erection of
15 an industrialized residential structure, as defined in Section
16 5 of the Industrialized Residential Structure Deed Restriction
17 Act, or a manufactured home, as defined in Section 10 of the
18 Manufactured Home Quality Assurance Act, on real property if:

19 (1) the industrialized residential structure or
20 manufactured home is compatible with the character of
21 other residential structures in the county;

22 (2) an ordinance or regulation of the county imposes
23 the same aesthetic compatibility requirements on the

1 industrialized residential structure or manufactured home
2 as those aesthetic compatibility requirements that are
3 applicable to all residential structures in the county;
4 and

5 (3) the industrialized residential structure or
6 manufactured home meets applicable standards for the
7 exterior design of buildings and structures.

8 Restrictions prohibited by this subsection include
9 restrictions of a manufactured home based upon the age of the
10 manufactured home.

11 (c) A person who is the owner of real property or who has a
12 right to the use of real property may install and occupy a
13 pre-owned manufactured home on a property if the pre-owned
14 manufactured home complies with restrictions allowed under
15 subsection (b) and is located on property zoned for
16 residential use.

17 (d) A county may establish health and safety standards for
18 pre-owned manufactured homes that are relocated from one
19 location to another location and an inspection program for
20 those pre-owned manufactured homes. The county and the
21 individual performing an inspection are not liable for any
22 injuries to a person resulting from any defects or conditions
23 in the pre-owned manufactured home.

24 (e) This Section is not intended to and does not limit the
25 powers of a home rule county.

1 Section 10. The Township Code is amended by adding Section
2 110-18 as follows:

3 (60 ILCS 1/110-18 new)

4 Sec. 110-18. Industrialized residential structures and
5 manufactured homes.

6 (a) As used in this subsection, "pre-owned manufactured
7 home" means a manufactured home that has been previously used
8 as a residential dwelling and has been titled.

9 (b) Except as provided in Section 110-10, a zoning
10 ordinance or other zoning regulation of a township may not
11 prohibit or restrict the erection of an industrialized
12 residential structure, as defined in Section 5 of the
13 Industrialized Residential Structure Deed Restriction Act, or
14 a manufactured home, as defined in Section 10 of the
15 Manufactured Home Quality Assurance Act, on real property if:

16 (1) the industrialized residential structure or
17 manufactured home is compatible with the character of
18 other residential structures in the township;

19 (2) an ordinance or regulation of the township imposes
20 the same aesthetic compatibility requirements on the
21 industrialized residential structure or manufactured home
22 as those aesthetic compatibility requirements that are
23 applicable to all residential structures in the township;
24 and

25 (3) the industrialized residential structure or

1 manufactured home meets applicable standards for the
2 exterior design of buildings and structures.

3 Restrictions prohibited by this subsection include
4 restrictions of a manufactured home based upon the age of the
5 manufactured home.

6 (c) A person who is the owner of real property or who has a
7 right to the use of real property may install and occupy a
8 pre-owned manufactured home on a property if the pre-owned
9 manufactured home complies with restrictions allowed under
10 subsection (b) and is located on property zoned for
11 residential use.

12 (d) A township may establish health and safety standards
13 for pre-owned manufactured homes that are relocated from one
14 location to another location and an inspection program for
15 those pre-owned manufactured homes. The township and the
16 individual performing an inspection are not liable for any
17 injuries to a person resulting from any defects or conditions
18 in the pre-owned manufactured home.

19 Section 15. The Illinois Municipal Code is amended by
20 adding Section 11-13-30 as follows:

21 (65 ILCS 5/11-13-30 new)

22 Sec. 11-13-30. Industrialized residential structures and
23 manufactured homes.

24 (a) As used in this subsection, "pre-owned manufactured

1 home" means a manufactured home that has been previously used
2 as a residential dwelling and has been titled.

3 (b) Except as provided in Sections 11-12-5 and 11-13-1, a
4 zoning ordinance or other zoning regulation of a municipality
5 other than a home rule municipality may not prohibit or
6 restrict the erection of an industrialized residential
7 structure, as defined in Section 5 of the Industrialized
8 Residential Structure Deed Restriction Act, or a manufactured
9 home, as defined in Section 10 of the Manufactured Home
10 Quality Assurance Act, on real property if:

11 (1) the industrialized residential structure or
12 manufactured home is compatible with the character of
13 other residential structures in the municipality;

14 (2) an ordinance or regulation of the municipality
15 imposes the same aesthetic compatibility requirements on
16 the industrialized residential structure or manufactured
17 home as those aesthetic compatibility requirements that
18 are applicable to all residential structures in the
19 municipality; and

20 (3) the industrialized residential structure or
21 manufactured home meets applicable standards for the
22 exterior design of buildings and structures.

23 Restrictions prohibited by this subsection include
24 restrictions of a manufactured home based upon the age of the
25 manufactured home.

26 (c) A person who is the owner of real property or who has a

1 right to the use of real property may install and occupy a
2 pre-owned manufactured home on a property if the pre-owned
3 manufactured home complies with restrictions allowed under
4 subsection (b) and is located on property zoned for
5 residential use.

6 (d) A municipality may establish health and safety
7 standards for pre-owned manufactured homes that are relocated
8 from one location to another location and an inspection
9 program for those pre-owned manufactured homes. The
10 municipality and the individual performing an inspection are
11 not liable for any injuries to a person resulting from any
12 defects or conditions in the pre-owned manufactured home.

13 (e) This Section is not intended to and does not limit the
14 powers of a home rule municipality.