



## 104TH GENERAL ASSEMBLY

### State of Illinois

2025 and 2026

HB3652

Introduced 2/18/2025, by Rep. Camille Y. Lilly

#### SYNOPSIS AS INTRODUCED:

New Act

Creates the Fuel Gas Detector and Alarm Act. Requires the installation of a fuel gas detector and alarm in certain buildings. Sets forth fuel gas detector and alarm standards and requirements for residential rental units. Details fuel gas detector and alarm requirements in the event of a sale or exchange of a building. Provides for a civil penalty, set by local ordinance. Limits liability. Requires noninterference with fuel gas detectors and alarms. Effective January 1, 2026.

LRB104 09741 BDA 19807 b

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 Detector and Alarm Act.

6 Section 5. Definitions. In this Act:

7 "Dwelling unit" means a room or suite of rooms used for  
8 human habitation and includes a single family residence as  
9 well as each living unit of a multiple family residence and  
10 each living unit in a mixed-use building.

11 "Fuel gas detector and alarm" means a device that:

12 (1) has an assembly that incorporates a sensor control  
13 component that detects elevated levels of propane, natural  
14 gas, or liquefied petroleum gas;

15 (2) sounds a warning alarm when elevated levels of  
16 propane, natural gas, or liquefied petroleum gas are  
17 detected;

18 (3) is tested by a nationally recognized independent  
19 testing laboratory and listed and labeled with ETL or UL  
20 indicating the fuel gas detector and alarm conforms to  
21 either UL Standard 1484 or UL Standard 2075; and

22 (4) is battery-operated, plugged into an electrical  
23 outlet, or hardwired.

1 Section 10. Fuel gas detector and alarm required. The  
2 owner of any of the following buildings shall install, or  
3 cause to be installed, in accordance with the manufacturer's  
4 requirements and NFPA 715, Standard for the Installation of  
5 Fuel Gases Detection and Warning Equipment, at least one fuel  
6 gas detector and alarm in the rooms in the building in which  
7 there is located an appliance fueled by propane, natural gas,  
8 or liquefied petroleum gas:

9 (1) a structure in which one or more dwelling units  
10 are located;

11 (2) a fraternity house, sorority house, or dormitory  
12 that is affiliated with an educational facility or entity;

13 (3) a children's home, emergency children's shelter,  
14 children's residential care facility, shelter for homeless  
15 children, or specialized children's home; and

16 (4) a hotel as defined in Section 2 of the Hotel  
17 Operators' Occupation Tax Act.

18 Section 15. Residential rental units. The following  
19 requirements apply to a residential rental unit occupied under  
20 the terms of a rental agreement or under a month-to-month  
21 tenancy:

22 (1) At the beginning of each occupancy, the owner of  
23 the building shall provide fuel gas detectors and alarms  
24 in accordance with Section 10 if fuel gas detectors and

1 alarms are not already present. Each fuel gas detector and  
2 alarm must be in working condition. After notification, in  
3 writing, by the tenant of any deficiencies in a fuel gas  
4 detector and alarm, the owner of the building shall repair  
5 or replace the fuel gas detector and alarm. If the owner  
6 does not know and has not been notified of the need to  
7 repair or replace a fuel gas detector and alarm, the  
8 owner's failure to repair or replace the fuel gas detector  
9 and alarm may not be considered evidence of negligence in  
10 a subsequent civil action arising from death, property  
11 loss, or personal injury.

12 (2) The tenant shall keep each fuel gas detector and  
13 alarm within the tenant's unit in working condition by  
14 keeping the fuel gas detector and alarm connected to the  
15 electrical service in the building or keeping charged  
16 batteries in a battery-operated fuel gas detector and  
17 alarm, testing the fuel gas fuel gas detector and alarm  
18 periodically, and refraining from disabling the fuel gas  
19 detector and alarm.

20 Section 20. Transfer of building.

21 (a) A person who, after January 1, 2025, acquires by sale  
22 or exchange a building listed in paragraph (1) of Section 10  
23 shall install fuel gas detectors and alarms in accordance with  
24 Section 10 in the acquired building within 30 days after the  
25 acquisition or occupancy of the building, whichever is later,

1 if fuel gas detectors and alarms that satisfy the requirements  
2 of Section 10 are not already present, and shall certify at the  
3 closing of the transaction that fuel gas detectors and alarms  
4 will be installed. The certification must be signed and dated  
5 by the person acquiring the building. A fuel gas detector and  
6 alarm must be installed, in accordance with the manufacturer's  
7 installation and NFPA 715, Standard for the Installation of  
8 Fuel Gases Detection and Warning Equipment requirements, in  
9 buildings containing an appliance fueled by propane, natural  
10 gas, or liquefied petroleum gas.

11 (b) A person does not have a claim for relief against a  
12 property owner, a property purchaser, an authorized agent of a  
13 property owner or purchaser, a person in possession of real  
14 property, a closing agent, or a lender for any damages  
15 resulting from the operation, maintenance, or effectiveness of  
16 a fuel gas detector and alarm installed in accordance with  
17 this Act.

18 (c) Violation of this Section does not create a defect in  
19 title.

20 Section 25. Penalties.

21 (a) A person who violates this Act is liable for a civil  
22 penalty, set by local ordinance. A court may waive any civil  
23 penalty or cost against a violator upon satisfactory proof  
24 that the violation was corrected within 30 days after notice  
25 of the violation was first provided.

1           (b) In addition to any penalties under subsection (a), the  
2 duties and restrictions created under this Act may be enforced  
3 by the Attorney General, a State's Attorney, or a municipal  
4 attorney, by filing a petition for equitable relief in any  
5 court of competent jurisdiction.

6           Section 30. Liability. Nothing in this Act gives rise to  
7 any action against a building owner required to comply with  
8 Sections 10 and 15 if the owner has conducted an inspection of  
9 the required fuel gas detectors and alarms immediately after  
10 their installation and has reinspected the fuel gas detectors  
11 and alarms prior to occupancy by each new tenant, unless the  
12 owner has been given at least 24 hours' actual notice of a  
13 defect or failure of a fuel gas detector and alarm's proper  
14 operation and has failed to take action to correct the defect  
15 or failure.

16           Section 35. Noninterference. A person may not knowingly  
17 interfere with or make inoperative any fuel gas detector and  
18 alarm required by this Act, except that the owner or the agent  
19 of an owner of a building may temporarily disconnect a fuel gas  
20 detector and alarm in a dwelling unit or common area only for  
21 construction or rehabilitation activities when such activities  
22 are likely to activate the fuel gas detector and alarm or make  
23 it inactive. The fuel gas detector and alarm must be  
24 immediately reconnected at the cessation of construction or

1 rehabilitation activities each day, regardless of the intent  
2 to return to construction or rehabilitation activities on any  
3 succeeding day.

4 Section 99. Effective date. This Act takes effect January  
5 1, 2026.