

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 changing and
5 renumbering Section 5-1192, as added by Public Act 104-262, as
6 follows:

7 (55 ILCS 5/5-1193)

8 (This Section may contain text from a Public Act with a
9 delayed effective date)

10 Sec. 5-1193 ~~5-1192~~. Building inspector requirements.

11 (a) In this Section, "building inspector" means (i) a
12 State or county employee whose duties include the inspection
13 or examination of structures or property in a county to
14 determine if zoning or other code violations exist or (ii) a
15 third party contracting with the county whose duties include
16 the inspection or examination of structures or property in a
17 county to determine if zoning or other code violations exist.
18 "Building inspector" includes a code enforcement officer, as
19 defined in Section 5-41005. "Building inspector" does not
20 include an employee of the Office of the State Fire Marshal
21 acting in the employee's capacity as an employee of the Office
22 of the State Fire Marshal.

23 (b) A building inspector who performs inspections or

1 examinations under this Code must:

2 (1) hold one of the following certifications
3 certification from the International Code Council; in the
4 area in which the inspector is inspecting or examining.

5 (A) a residential building inspector
6 certification, if inspecting or examining residential
7 buildings;

8 (B) a commercial building inspector certification,
9 if inspecting or examining commercial buildings;

10 (C) a property maintenance and housing inspector
11 certification, if inspecting or examining property
12 maintenance; or

13 (D) a certified building official certification,
14 if inspecting or examining in multiple disciplines;

15 (2) be credentialed through a nationally or
16 state-recognized inspection certification or
17 apprenticeship program approved by the United States
18 Department of Labor in the discipline the inspector is
19 inspecting or examining; or

20 (3) be licensed under the Illinois Architecture
21 Practice Act of 1989, the Professional Engineering
22 Practice Act of 1989, or the Structural Engineering
23 Practice Act of 1989.

24 The county must keep on file a copy of the certifications
25 of the persons doing inspections or examinations on its
26 behalf. A building inspector under this Section may have a

1 grace period of 2 years ~~one year~~ from the date of hire or the
2 effective date of this Section, whichever is later, to acquire
3 the certification or credentials required under this Section.

4 An individual performing plumbing inspections shall be
5 licensed under the Illinois Plumbing Licensing Law and shall
6 be exempt from this Section.

7 (c) This Section does not apply to building inspectors
8 employed by a municipality or county on or before January 1,
9 2026 who have 5 years or more experience working as a building
10 inspector.

11 (Source: P.A. 104-262, eff. 1-1-27; revised 10-2-25.)

12 Section 10. The Illinois Municipal Code is amended by
13 changing Section 11-31.1-1.5 as follows:

14 (65 ILCS 5/11-31.1-1.5)

15 (This Section may contain text from a Public Act with a
16 delayed effective date)

17 Sec. 11-31.1-1.5. Building inspector requirements. A
18 building inspector who performs inspections or examinations
19 under this Division must:

20 (1) hold one of the following certifications
21 certification from the International Code Council: ~~in the~~
22 area in which the inspector is inspecting or examining.

23 (A) a residential building inspector
24 certification, if inspecting or examining residential

1 buildings;

2 (B) a commercial building inspector certification,
3 if inspecting or examining commercial buildings;

4 (C) a property maintenance and housing inspector
5 certification, if inspecting or examining property
6 maintenance; or

7 (D) a certified building official certification,
8 if inspecting or examining in multiple disciplines;

9 (2) be credentialed through a nationally or
10 state-recognized inspection certification or
11 apprenticeship program approved by the United States
12 Department of Labor in the discipline the building
13 inspector is inspecting or examining; or

14 (3) be licensed under the Illinois Architecture
15 Practice Act of 1989, the Professional Engineering
16 Practice Act of 1989, or the Structural Engineering
17 Practice Act of 1989.

18 The municipality must keep on file a copy of the
19 certifications of the persons doing inspections or
20 examinations on its behalf. A building inspector under this
21 Section may have a grace period of 2 years ~~one year~~ from the
22 date of hire or the effective date of this Section, whichever
23 is later, to acquire the certification or credentials required
24 under this Section.

25 An individual performing plumbing inspections shall be
26 licensed under the Illinois Plumbing Licensing Law and shall

1 be exempt from this Section.

2 (c) This Section does not apply to building inspectors
3 employed by a municipality or county on or before January 1,
4 2026 who have 5 years or more experience working as a building
5 inspector.

6 (Source: P.A. 104-262, eff. 1-1-27.)