

HB4589



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB4589

Introduced 2/3/2026, by Rep. Mary Gill

SYNOPSIS AS INTRODUCED:

55 ILCS 5/5-1111
65 ILCS 5/11-39-2

from Ch. 34, par. 5-1111
from Ch. 24, par. 11-39-2

Amends the Counties Code and the Illinois Municipal Code. Provides that county boards and municipalities may not issue a building permit on a residential unit if the owner of the property is in default on any mortgage.

LRB104 19373 RTM 32821 b

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 Counties Code is amended by changing
5 Section 5-1111 as follows:

6 (55 ILCS 5/5-1111) (from Ch. 34, par. 5-1111)

7 Sec. 5-1111. Application for building permit.

8 (a) The county board of every county containing 500,000 or
9 more inhabitants which issues building permits shall require
10 each applicant for such a building permit to include, in his
11 application for said building permit, the real estate index
12 number referred to in Section 5-1110 hereof.

13 (b) A county board may not issue a building permit on a
14 residential unit if the owner of the property is in default on
15 any mortgage.

16 (Source: P.A. 86-962.)

17 Section 10. The Illinois Municipal Code is amended by
18 changing Section 11-39-2 as follows:

19 (65 ILCS 5/11-39-2) (from Ch. 24, par. 11-39-2)

20 Sec. 11-39-2.

21 (a) Every municipality in counties containing 200,000 or

1 more inhabitants which issues building permits shall require
2 each applicant for such a building permit to include, in his
3 application for said building permit, the real estate index
4 number referred to in Section 11-39-1 hereof.

5 (b) A municipality may not issue a building permit on a
6 residential unit if the owner of the property is in default on
7 any mortgage.

8 (Source: P.A. 85-1421.)