

SB0039



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

SB0039

Introduced 1/13/2025, by Sen. Sally J. Turner

SYNOPSIS AS INTRODUCED:

765 ILCS 1085/10

Amends the Electric Vehicle Charging Act. Exempts any tiny home for veterans who are homeless or at risk of homelessness and in need of secure, long-term affordable housing, if that tiny home is constructed by a specified nonprofit organization that exclusively funds and administers tiny homes for veterans. Provides that every county and municipality that has the power to issue building permits and otherwise control the construction of buildings shall require by ordinance that an applicant seeking a building permit to construct tiny homes for at-risk veterans must include with the permit application a completed and signed affidavit stating that all buildings constructed under the permit are designated for the exclusive use of qualifying veterans who are homeless or at risk of homelessness and in need of secure, long-term affordable housing. Prohibits a county or municipality, including a home rule unit, from adopting any building code or ordinance that requires EV-capable parking spaces for tiny homes constructed for the purpose of providing affordable housing for at-risk veterans under the provisions. Effective immediately.

LRB104 03697 KTG 13721 b

A BILL FOR

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 nonprofit organization described
20 in Section 501(c)(3) or Section 501(c)(19) of the Internal
21 Revenue Code of 1986 that exclusively funds and administers
22 tiny homes for veterans. Every county and municipality that
23 has the power to issue building permits and otherwise control

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

16 As used in this subsection:

17 "Tiny home" means an individual, detached residential
18 dwelling unit of no more than 800 square feet, occupying a lot
19 either by itself or sharing a common lot with other tiny homes.

20 "Tiny home" does not include a manufactured home as defined in
21 the Mobile Home Landlord and Tenant Rights Act. "Tiny home"
22 does not include a single unit in a small multifamily
23 residence or a large multifamily residence.

24 "Veteran" means a person who served in and who has
25 received an honorable or general discharge from, the United
26 States Army, Navy, Air Force, Space Force, Marines, Coast

1 Guard, or reserves thereof, or who served in the Army National
2 Guard, Air National Guard, or Illinois National Guard.

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

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