



## House Bill 812

*Title of Issue: Local Accessory Dwelling Unit Act*

**ISACo Position:** Oppose

**To:** House Cities and Villages Committee

**Date:** March 8, 2021

**From:** Joe McCoy, Executive Director  
Illinois State Association of Counties

The Illinois State Association of Counties (ISACo) respectfully opposes HB 812.

The legislation would preempt local governments from prohibiting local accessory dwelling units constructed in connection with single-family or multi-family dwellings.

Proponents emphasize the potential benefits local accessory dwelling units would have on the availability of affordable housing. There is nothing that prohibits a property owner, however, from making an accessory dwelling unit available for short-term rentals through an online rental business service.

Local accessory dwelling units may make sense and be favorably received in certain areas, but these decisions are appropriately discussed and decided upon by local governments in dialogue with local residents. By tying the hands of local officials, HB 812 silences the input and influence otherwise available to local residents who might attend a local public hearing to express concerns about how accessory dwelling units might impact their communities. The opinion of these residents would no longer matter because the state will have decided the policy for every community without taking the input of residents into consideration.

The legislation also includes a home rule preemption, which would extend the prohibition to include Cook County. For these reasons, ISACo opposes the legislation.