



Sen. Don Harmon

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1 AMENDMENT TO SENATE BILL 2305

2 AMENDMENT NO. \_\_\_\_\_. Amend Senate Bill 2305 on page 14,  
3 immediately below line 6, by inserting the following:

4 "Section 10. The Senior Citizens Real Estate Tax Deferral  
5 Act is amended by changing Section 2 as follows:

6 (320 ILCS 30/2) (from Ch. 67 1/2, par. 452)

7 Sec. 2. Definitions. As used in this Act:

8 (a) "Taxpayer" means an individual whose household income  
9 for the year is no greater than: (i) \$40,000 through tax year  
10 2005; (ii) \$50,000 for tax years 2006 through 2011; and (iii)  
11 \$55,000 for tax years ~~year~~ 2012 through 2018; and (iv) \$75,000  
12 for tax year 2019 and thereafter.

13 (b) "Tax deferred property" means the property upon which  
14 real estate taxes are deferred under this Act.

15 (c) "Homestead" means the land and buildings thereon,  
16 including a condominium or a dwelling unit in a multidwelling

1 building that is owned and operated as a cooperative, occupied  
2 by the taxpayer as his residence or which are temporarily  
3 unoccupied by the taxpayer because such taxpayer is temporarily  
4 residing, for not more than 1 year, in a licensed facility as  
5 defined in Section 1-113 of the Nursing Home Care Act.

6 (d) "Real estate taxes" or "taxes" means the taxes on real  
7 property for which the taxpayer would be liable under the  
8 Property Tax Code, including special service area taxes, and  
9 special assessments on benefited real property for which the  
10 taxpayer would be liable to a unit of local government.

11 (e) "Department" means the Department of Revenue.

12 (f) "Qualifying property" means a homestead which (a) the  
13 taxpayer or the taxpayer and his spouse own in fee simple or  
14 are purchasing in fee simple under a recorded instrument of  
15 sale, (b) is not income-producing property, (c) is not subject  
16 to a lien for unpaid real estate taxes when a claim under this  
17 Act is filed, and (d) is not held in trust, other than an  
18 Illinois land trust with the taxpayer identified as the sole  
19 beneficiary, if the taxpayer is filing for the program for the  
20 first time effective as of the January 1, 2011 assessment year  
21 or tax year 2012 and thereafter.

22 (g) "Equity interest" means the current assessed valuation  
23 of the qualified property times the fraction necessary to  
24 convert that figure to full market value minus any outstanding  
25 debts or liens on that property. In the case of qualifying  
26 property not having a separate assessed valuation, the

1 appraised value as determined by a qualified real estate  
2 appraiser shall be used instead of the current assessed  
3 valuation.

4 (h) "Household income" has the meaning ascribed to that  
5 term in the Senior Citizens and Persons with Disabilities  
6 Property Tax Relief Act.

7 (i) "Collector" means the county collector or, if the taxes  
8 to be deferred are special assessments, an official designated  
9 by a unit of local government to collect special assessments.  
10 (Source: P.A. 99-143, eff. 7-27-15.)".