

94TH GENERAL ASSEMBLY State of Illinois 2005 and 2006 HB4382

Introduced 1/4/2006, by Rep. Roger L. Eddy

SYNOPSIS AS INTRODUCED:

35 ILCS 200/18-185 35 ILCS 200/18-205 35 ILCS 200/18-211 new

Amends the Property Tax Extension Limitation Law in the Property Tax Code. Provides that "extension limitation" means (a) the lesser of 5% or the percentage increase in the Employment Cost Index or, upon referendum approval, the Consumer Price Index during the 12-month calendar year preceding the levy year or (b) the rate increase approved by the voters. Defines "Employment Cost Index" as the average between the Employment Cost Index for total compensation for civilian workers and the Employment Cost Index for total compensation for State and local government workers. Sets forth referendum procedures to allow for the calculation of the extension limitation based upon the Consumer Price Index. Defines "new property" to include an increase in assessed value of property due to site development and infrastructure improvements, the construction of new improvements, or the addition to existing improvements (now, the definition includes an increase in the assessed value of the property due to new improvements or additions to existing improvements). Effective immediately.

LRB094 15702 BDD 50911 b

FISCAL NOTE ACT MAY APPLY

HOUSING AFFORDABILITY IMPACT NOTE ACT MAY APPLY 1 AN ACT concerning taxes.

Be it enacted by the People of the State of Illinois, represented in the General Assembly:

- 4 Section 5. The Property Tax Code is amended by changing
- 5 Sections 18-185 and 18-205 and by adding Section 18-211 as
- 6 follows:

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- 7 (35 ILCS 200/18-185)
- 8 Sec. 18-185. Short title; definitions. This Division 5 may
- 9 be cited as the Property Tax Extension Limitation Law. As used
- in this Division 5:
- "Consumer Price Index" means the Consumer Price Index for
- 12 All Urban Consumers for all items published by the United
- 13 States Department of Labor.
- 14 <u>"Employment Cost Index" means the average between (i) the</u>
- 15 <u>Employment Cost Index for total compensation for civilian</u>
- 16 workers and (ii) the Employment Cost Index for total
- 17 <u>compensation for state and local government workers, both of</u>
- which are published by the United States Department of Labor.
- "Extension limitation" means (a) the lesser of 5% or the
- 20 percentage increase in the <u>Employment Cost Index or</u>, upon
- 21 approval of a referendum under Section 18-211, the percentage
- 22 <u>increase in the</u> Consumer Price Index during the 12-month
- 23 calendar year preceding the levy year or (b) the rate of
- increase approved by voters under Section 18-205.
- "Affected county" means a county of 3,000,000 or more
- inhabitants or a county contiguous to a county of 3,000,000 or
- more inhabitants.
- "Taxing district" has the same meaning provided in Section
- 29 1-150, except as otherwise provided in this Section. For the
- 30 1991 through 1994 levy years only, "taxing district" includes
- 31 only each non-home rule taxing district having the majority of
- 32 its 1990 equalized assessed value within any county or counties

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contiguous to a county with 3,000,000 or more inhabitants. Beginning with the 1995 levy year, "taxing district" includes only each non-home rule taxing district subject to this Law before the 1995 levy year and each non-home rule taxing district not subject to this Law before the 1995 levy year having the majority of its 1994 equalized assessed value in an affected county or counties. Beginning with the levy year in which this Law becomes applicable to a taxing district as provided in Section 18-213, "taxing district" also includes those taxing districts made subject to this Law as provided in Section 18-213.

"Aggregate extension" for taxing districts to which this Law applied before the 1995 levy year means the annual corporate extension for the taxing district and those special purpose extensions that are made annually for the taxing district, excluding special purpose extensions: (a) made for the taxing district to pay interest or principal on general obligation bonds that were approved by referendum; (b) made for any taxing district to pay interest or principal on general obligation bonds issued before October 1, 1991; (c) made for any taxing district to pay interest or principal on bonds issued to refund or continue to refund those bonds issued before October 1, 1991; (d) made for any taxing district to pay interest or principal on bonds issued to refund or continue to refund bonds issued after October 1, 1991 that were approved by referendum; (e) made for any taxing district to pay interest or principal on revenue bonds issued before October 1, 1991 for payment of which a property tax levy or the full faith and credit of the unit of local government is pledged; however, a tax for the payment of interest or principal on those bonds shall be made only after the governing body of the unit of local government finds that all other sources for payment are insufficient to make those payments; (f) made for payments under a building commission lease when the lease payments are for the retirement of bonds issued by the commission before October 1, 1991, to pay for the building project; (g) made for

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payments due under installment contracts entered into before October 1, 1991; (h) made for payments of principal and interest on bonds issued under the Metropolitan Water Reclamation District Act to finance construction projects initiated before October 1, 1991; (i) made for payments of principal and interest on limited bonds, as defined in Section 3 of the Local Government Debt Reform Act, in an amount not to exceed the debt service extension base less the amount in items (b), (c), (e), and (h) of this definition for non-referendum obligations, except obligations initially issued pursuant to referendum; (j) made for payments of principal and interest on bonds issued under Section 15 of the Local Government Debt Reform Act; (k) made by a school district that participates in the Special Education District of Lake County, created by special education joint agreement under Section 10-22.31 of the School Code, for payment of the school district's share of the amounts required to be contributed by the Special Education District of Lake County to the Illinois Municipal Retirement Fund under Article 7 of the Illinois Pension Code; the amount of any extension under this item (k) shall be certified by the school district to the county clerk; (1) made to fund expenses of providing joint recreational programs for the handicapped under Section 5-8 of the Park District Code or Section 11-95-14 of the Illinois Municipal Code; (m) made for temporary relocation loan repayment purposes pursuant to Sections 2-3.77 and 17-2.2d of the School Code; and (n) made for payment of principal and interest on any bonds issued under the authority of Section 17-2.2d of the School Code; and (o) (m) made for contributions to a firefighter's pension fund created under Article 4 of the Illinois Pension Code, to the extent of the amount certified under item (5) of Section 4-134 of the Illinois Pension Code.

"Aggregate extension" for the taxing districts to which this Law did not apply before the 1995 levy year (except taxing districts subject to this Law in accordance with Section 18-213) means the annual corporate extension for the taxing

district and those special purpose extensions that are made 1 2 annually for the taxing district, excluding special purpose 3 extensions: (a) made for the taxing district to pay interest or 4 principal on general obligation bonds that were approved by 5 referendum; (b) made for any taxing district to pay interest or 6 principal on general obligation bonds issued before March 1, 7 1995; (c) made for any taxing district to pay interest or 8 principal on bonds issued to refund or continue to refund those 9 bonds issued before March 1, 1995; (d) made for any taxing 10 district to pay interest or principal on bonds issued to refund 11 or continue to refund bonds issued after March 1, 1995 that were approved by referendum; (e) made for any taxing district 12 13 to pay interest or principal on revenue bonds issued before March 1, 1995 for payment of which a property tax levy or the 14 15 full faith and credit of the unit of local government is 16 pledged; however, a tax for the payment of interest or 17 principal on those bonds shall be made only after the governing body of the unit of local government finds that all other 18 19 sources for payment are insufficient to make those payments; 20 (f) made for payments under a building commission lease when the lease payments are for the retirement of bonds issued by 21 the commission before March 1, 1995 to pay for the building 22 23 project; (g) made for payments due under installment contracts entered into before March 1, 1995; (h) made for payments of 24 principal and interest on bonds issued under the Metropolitan 25 26 District Act to Water Reclamation finance construction 27 projects initiated before October 1, 1991; (h-4) made for 28 stormwater management purposes by the Metropolitan Water 29 Reclamation District of Greater Chicago under Section 12 of the 30 Metropolitan Water Reclamation District Act; (i) made for 31 payments of principal and interest on limited bonds, as defined 32 in Section 3 of the Local Government Debt Reform Act, in an amount not to exceed the debt service extension base less the 33 amount in items (b), (c), and (e) of this definition for 34 35 obligations, non-referendum except obligations initially issued pursuant to referendum and bonds described in subsection 36

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(h) of this definition; (j) made for payments of principal and interest on bonds issued under Section 15 of the Local Government Debt Reform Act; (k) made for payments of principal and interest on bonds authorized by Public Act 88-503 and issued under Section 20a of the Chicago Park District Act for aquarium or museum projects; (1) made for payments of principal and interest on bonds authorized by Public Act 87-1191 or 93-601 and (i) issued pursuant to Section 21.2 of the Cook County Forest Preserve District Act, (ii) issued under Section the Cook County Forest Preserve District Act for zoological park projects, or (iii) issued under Section 44.1 of the Cook County Forest Preserve District Act for botanical gardens projects; (m) made pursuant to Section 34-53.5 of the School Code, whether levied annually or not; (n) made to fund expenses of providing joint recreational programs for the handicapped under Section 5-8 of the Park District Code or Section 11-95-14 of the Illinois Municipal Code; (o) made by the Chicago Park District for recreational programs for the handicapped under subsection (c) of Section 7.06 of the Chicago Park District Act; and (p) made for contributions to a firefighter's pension fund created under Article 4 of the Illinois Pension Code, to the extent of the amount certified under item (5) of Section 4-134 of the Illinois Pension Code.

"Aggregate extension" for all taxing districts to which this Law applies in accordance with Section 18-213, except for those taxing districts subject to paragraph (2) of subsection (e) of Section 18-213, means the annual corporate extension for the taxing district and those special purpose extensions that are made annually for the taxing district, excluding special purpose extensions: (a) made for the taxing district to pay interest or principal on general obligation bonds that were approved by referendum; (b) made for any taxing district to pay interest or principal on general obligation bonds issued before the date on which the referendum making this Law applicable to the taxing district is held; (c) made for any taxing district to pay interest or principal on bonds issued to refund or

1 continue to refund those bonds issued before the date on which 2 the referendum making this Law applicable to the taxing 3 district is held; (d) made for any taxing district to pay interest or principal on bonds issued to refund or continue to 4 5 refund bonds issued after the date on which the referendum 6 making this Law applicable to the taxing district is held if the bonds were approved by referendum after the date on which 7 8 the referendum making this Law applicable to the taxing district is held; (e) made for any taxing district to pay 9 interest or principal on revenue bonds issued before the date 10 11 on which the referendum making this Law applicable to the 12 taxing district is held for payment of which a property tax 13 levy or the full faith and credit of the unit of local government is pledged; however, a tax for the payment of 14 15 interest or principal on those bonds shall be made only after 16 the governing body of the unit of local government finds that 17 all other sources for payment are insufficient to make those payments; (f) made for payments under a building commission 18 19 lease when the lease payments are for the retirement of bonds 20 issued by the commission before the date on which the referendum making this Law applicable to the taxing district is 21 held to pay for the building project; (g) made for payments due 22 23 under installment contracts entered into before the date on 24 which the referendum making this Law applicable to the taxing 25 district is held; (h) made for payments of principal and 26 interest on limited bonds, as defined in Section 3 of the Local 27 Government Debt Reform Act, in an amount not to exceed the debt 28 service extension base less the amount in items (b), (c), and 29 (e) of this definition for non-referendum obligations, except 30 obligations initially issued pursuant to referendum; (i) made 31 for payments of principal and interest on bonds issued under 32 Section 15 of the Local Government Debt Reform Act; (j) made for a qualified airport authority to pay interest or principal 33 on general obligation bonds issued for the purpose of paying 34 35 due under, or financing obligations airport facilities required to be acquired, constructed, installed or equipped 36

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pursuant to, contracts entered into before March 1, 1996 (but not including any amendments to such a contract taking effect on or after that date); (k) made to fund expenses of providing joint recreational programs for the handicapped under Section 5-8 of the Park District Code or Section 11-95-14 of the Illinois Municipal Code; and (l) made for contributions to a firefighter's pension fund created under Article 4 of the Illinois Pension Code, to the extent of the amount certified under item (5) of Section 4-134 of the Illinois Pension Code.

"Aggregate extension" for all taxing districts to which this Law applies in accordance with paragraph (2) of subsection (e) of Section 18-213 means the annual corporate extension for the taxing district and those special purpose extensions that are made annually for the taxing district, excluding special purpose extensions: (a) made for the taxing district to pay interest or principal on general obligation bonds that were approved by referendum; (b) made for any taxing district to pay interest or principal on general obligation bonds issued before the effective date of this amendatory Act of 1997; (c) made for any taxing district to pay interest or principal on bonds issued to refund or continue to refund those bonds issued before the effective date of this amendatory Act of 1997; (d) made for any taxing district to pay interest or principal on bonds issued to refund or continue to refund bonds issued after the effective date of this amendatory Act of 1997 if the bonds were approved by referendum after the effective date of this amendatory Act of 1997; (e) made for any taxing district to pay interest or principal on revenue bonds issued before the effective date of this amendatory Act of 1997 for payment of which a property tax levy or the full faith and credit of the unit of local government is pledged; however, a tax for the payment of interest or principal on those bonds shall be made only after the governing body of the unit of local government finds that all other sources for payment are insufficient to make those payments; (f) made for payments under a building commission lease when the lease payments are for the retirement

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of bonds issued by the commission before the effective date of this amendatory Act of 1997 to pay for the building project; (g) made for payments due under installment contracts entered into before the effective date of this amendatory Act of 1997; (h) made for payments of principal and interest on limited bonds, as defined in Section 3 of the Local Government Debt Reform Act, in an amount not to exceed the debt service extension base less the amount in items (b), (c), and (e) of definition for non-referendum obligations, obligations initially issued pursuant to referendum; (i) made for payments of principal and interest on bonds issued under Section 15 of the Local Government Debt Reform Act; (j) made for a qualified airport authority to pay interest or principal on general obligation bonds issued for the purpose of paying obligations due under, financing airport facilities or required to be acquired, constructed, installed or equipped pursuant to, contracts entered into before March 1, 1996 (but not including any amendments to such a contract taking effect on or after that date); (k) made to fund expenses of providing joint recreational programs for the handicapped under Section 5-8 of the Park District Code or Section 11-95-14 of the Illinois Municipal Code; and (1) made for contributions to a firefighter's pension fund created under Article 4 of the Illinois Pension Code, to the extent of the amount certified under item (5) of Section 4-134 of the Illinois Pension Code.

"Debt service extension base" means an amount equal to that portion of the extension for a taxing district for the 1994 levy year, or for those taxing districts subject to this Law in accordance with Section 18-213, except for those subject to paragraph (2) of subsection (e) of Section 18-213, for the levy year in which the referendum making this Law applicable to the taxing district is held, or for those taxing districts subject to this Law in accordance with paragraph (2) of subsection (e) of Section 18-213 for the 1996 levy year, constituting an extension for payment of principal and interest on bonds issued by the taxing district without referendum, but not including

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excluded non-referendum bonds. For park districts (i) that were first subject to this Law in 1991 or 1995 and (ii) whose extension for the 1994 levy year for the payment of principal and interest on bonds issued by the park district without referendum (but not including excluded non-referendum bonds) was less than 51% of the amount for the 1991 levy year constituting an extension for payment of principal and interest on bonds issued by the park district without referendum (but not including excluded non-referendum bonds), "debt service extension base" means an amount equal to that portion of the extension for the 1991 levy year constituting an extension for payment of principal and interest on bonds issued by the park district without referendum (but not including excluded non-referendum bonds). The debt service extension base may be established or increased as provided under Section 18-212. "Excluded non-referendum bonds" means (i) bonds authorized by Public Act 88-503 and issued under Section 20a of the Chicago Park District Act for aquarium and museum projects; (ii) bonds issued under Section 15 of the Local Government Debt Reform Act; or (iii) refunding obligations issued to refund or to continue to refund obligations initially issued pursuant to referendum.

"Special purpose extensions" include, but are not limited to, extensions for levies made on an annual basis for unemployment and workers' compensation, self-insurance, contributions to pension plans, and extensions made pursuant to Section 6-601 of the Illinois Highway Code for a road district's permanent road fund whether levied annually or not. The extension for a special service area is not included in the aggregate extension.

"Aggregate extension base" means the taxing district's last preceding aggregate extension as adjusted under Sections 18-215 through 18-230.

"Levy year" has the same meaning as "year" under Section 1-155.

36 "New property" means:

1	(i) the <u>increase in assessed value</u> , after final board
2	of review or board of appeals action, of any parcel of real
3	property over the prior levy year due to:
4	(A) site development and infrastructure
5	improvements that benefit the parcel;
6	(B) the construction of new improvements on the
7	<pre>parcel; or</pre>
8	(C) addition to existing improvements on the
9	<pre>parcel assessed value, after final board of review or</pre>
10	board of appeals action, of new improvements or
11	additions to existing improvements on any parcel of
12	real property that increase the assessed value of that
13	real property during the levy year
14	multiplied by the equalization factor issued by the
15	Department under Section 17-30 $\underline{;}$ τ
16	(ii) the assessed value, after final board of review or
17	board of appeals action, of real property not exempt from
18	real estate taxation, which real property was exempt from
19	real estate taxation for any portion of the immediately
20	preceding levy year, multiplied by the equalization factor
21	issued by the Department under Section 17-30 $\underline{;}$ $\overline{\tau}$ and
22	(iii) in counties that classify in accordance with
23	Section 4 of Article IX of the Illinois Constitution, an
24	incentive property's additional assessed value resulting
25	from a scheduled increase in the level of assessment as
26	applied to the first year final board of review market
27	value. In addition, the county clerk in a county containing
28	a population of 3,000,000 or more shall include in the 1997
29	recovered tax increment value for any school district, any
30	recovered tax increment value that was applicable to the
31	1995 tax year calculations.
32	"Qualified airport authority" means an airport authority
33	organized under the Airport Authorities Act and located in a
34	county bordering on the State of Wisconsin and having a
35	population in excess of 200,000 and not greater than 500,000.

"Recovered tax increment value" means, except as otherwise

1 provided in this paragraph, the amount of the current year's 2 assessed first equalized value, in the year after 3 municipality terminates the designation of an area as 4 redevelopment project area previously established under the 5 Tax Increment Allocation Development Act in the Illinois 6 Municipal Code, previously established under the Industrial Jobs Recovery Law in the Illinois Municipal Code, or previously 7 8 established under the Economic Development Area Tax Increment 9 Allocation Act, of each taxable lot, block, tract, or parcel of 10 real property in the redevelopment project area over and above 11 the initial equalized assessed value of each property in the 12 redevelopment project area. For the taxes which are extended 13 for the 1997 levy year, the recovered tax increment value for a non-home rule taxing district that first became subject to this 14 15 Law for the 1995 levy year because a majority of its 1994 16 equalized assessed value was in an affected county or counties 17 shall be increased if a municipality terminated the designation of an area in 1993 as a redevelopment project area previously 18 19 established under the Tax Increment Allocation Development Act 20 in the Illinois Municipal Code, previously established under the Industrial Jobs Recovery Law in the Illinois Municipal 21 Code, or previously established under the Economic Development 22 23 Area Tax Increment Allocation Act, by an amount equal to the 1994 equalized assessed value of each taxable lot, block, 24 25 tract, or parcel of real property in the redevelopment project 26 area over and above the initial equalized assessed value of 27 each property in the redevelopment project area. In the first 28 year after a municipality removes a taxable lot, block, tract, 29 or parcel of real property from a redevelopment project area 30 established under the Tax Increment Allocation Development Act 31 in the Illinois Municipal Code, the Industrial Jobs Recovery 32 Law in the Illinois Municipal Code, or the Economic Development Area Tax Increment Allocation Act, "recovered tax increment 33 value" means the amount of the current year's equalized 34 assessed value of each taxable lot, block, tract, or parcel of 35 36 real property removed from the redevelopment project area over

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and above the initial equalized assessed value of that real property before removal from the redevelopment project area.

Except as otherwise provided in this Section, "limiting rate" means a fraction the numerator of which is the last preceding aggregate extension base times an amount equal to one plus the extension limitation defined in this Section and the denominator of which is the current year's equalized assessed value of all real property in the territory under the jurisdiction of the taxing district during the prior levy year. For those taxing districts that reduced their aggregate extension for the last preceding levy year, the highest aggregate extension in any of the last 3 preceding levy years shall be used for the purpose of computing the limiting rate. The denominator shall not include new property. The denominator shall not include the recovered tax increment value. (Source: P.A. 92-547, eff. 6-13-02; 93-601, eff. 1-1-04; 93-606, eff. 11-18-03; 93-612, eff. 11-18-03; 93-689, eff. 7-1-04; 93-690, eff. 7-1-04; 93-1049, eff. 11-17-04; revised

20 (35 ILCS 200/18-205)

12-14-04.

18-205. Referendum to increase the Sec. extension limitation. A taxing district is limited to an extension increase of the lesser of 5% or the percentage increase in the Employment Cost Index or, upon approval of a referendum under Section 18-211, the percentage increase in the Consumer Price Index during the 12-month calendar year preceding the levy year, whichever is less. A taxing district may increase its extension limitation for a current levy year if that taxing district holds a referendum before the levy date at which a majority of voters voting on the issue approves adoption of a higher extension limitation. Referenda shall be conducted at a regularly scheduled election in accordance with the Election Code provided that notice of the referendum, if held before July 1, 1999, has been given in accordance with the provisions of Section 12-5 of the Election Code in effect at the time of

- 1 the bond referendum, at least 10 and not more than 45 days
- 2 before the date of the election, notwithstanding the time for
- 3 publication otherwise imposed by Section 12-5. Notices
- 4 required in connection with the submission of public questions
- on or after July 1, 1999 shall be as set forth in Section 12-5
- of the Election Code. The question shall be presented in
- 7 substantially the following manner:
- 8 -----
- 9 Shall the extension limitation
- 10 under the Property Tax Extension
- 11 Limitation Law for ...(taxing YES
- 12 district name)... be increased from
- 13 ...(the lesser of 5% or the increase ------
- in the <u>Employment Cost Index</u>
- 15 (or, if applicable, the
- 16 Consumer Price
- 17 Index) over the prior levy year)...% NO
- 18 to ... (percentage of proposed
- increase)...% for the
- 20 ...(levy year)... levy year?
- 21 -----
- 22 If a majority of voters voting on the issue approves the
- 23 adoption of the increase, the increase shall be applicable for
- the levy year specified.
- 25 (Source: P.A. 90-812, eff. 1-26-99; 91-57, eff. 6-30-99.)
- 26 (35 ILCS 200/18-211 new)
- 27 <u>Sec. 18-211. Referendum to use Consumer Price Index</u>
- 28 <u>increase</u>. A taxing district may calculate the extension
- 29 <u>limitation based upon the percentage increase in the Consumer</u>
- 30 Price Index during the 12-month calendar year preceding the
- 31 <u>levy year rather than upon the percentage increase in the</u>
- 32 Employment Cost Index during the 12-month calendar year
- 33 preceding the levy year.
- 34 The taxing district may not, however, use the Consumer
- 35 Price Index to calculate the extension limitation until the

22 becoming law.

1	question has been submitted to the electors of the district at
2	a regular election and approved by a majority of the electors
3	voting on the question. The governing body of the taxing
4	district must certify the question to the proper election
5	authority, which must submit the question at an election in
6	accordance with the Election Code
7	The election authority must submit the question in
8	substantially the following form:
9	Shall the (governing body of the taxing district) be
10	authorized to calculate the extension limitation based
11	upon the percentage increase in the Consumer Price Index
12	during the 12-month calendar year preceding the levy year
13	rather than upon the percentage increase in the Employment
14	Cost Index during the 12-month calendar year preceding the
15	<pre>levy year?</pre>
16	The election authority must record the votes as "Yes" or "No".
17	If a majority of the electors voting on the question vote
18	in the affirmative, then the taxing district may, thereafter,
19	calculate the extension limitation based upon the percentage
20	increase in the Consumer Price Index.
21	Section 99. Effective date. This Act takes effect upon