



94TH GENERAL ASSEMBLY

State of Illinois

2005 and 2006

HB5789

Introduced 05/02/06, by Rep. Thomas Holbrook - Jay C. Hoffman -
Ron Stephens - Wyvetter H. Younge - Dan Reitz

SYNOPSIS AS INTRODUCED:

35 ILCS 200/1-55
35 ILCS 200/10-390 new

Amends the Property Tax Code. Sets forth procedures for calculating the value of certain leasehold estates for property that is owned by the United States Air Force and that is leased to another whose property is not exempt and who uses that property for the purpose of design, finance, construction, renovation, management, operation, and maintenance of rental housing units. Effective immediately.

LRB094 20493 BDD 58763 b

FISCAL NOTE ACT
MAY APPLY

HOUSING
AFFORDABILITY
IMPACT NOTE ACT
MAY APPLY

1 AN ACT concerning revenue.

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

4 Section 5. The Property Tax Code is amended by adding
5 Section 10-390 as follows:

6 (35 ILCS 200/10-390 new)

7 Sec. 10-390. U.S. Air Force Public/Private Residential
8 Developments.

9 (a) A U.S. Air Force PPV Lease must be classified and
10 valued based upon an income capitalization approach, under
11 which the income attributable to the property is capitalized at
12 a rate of 7.75%.

13 (b) For the purposes of this Section, a "U.S. Air Force PPV
14 Lease" means a leasehold interest in property that is exempt
15 from taxation under Section 15-50 of this Code and that is
16 leased to another whose property is not exempt, pursuant to
17 authority set forth in Chapter 10 of the United States Code,
18 for the purpose of the design, finance, construction,
19 renovation, management, operation, and maintenance of rental
20 housing units and associated improvements at U.S. Air Force
21 facilities in the State of Illinois.

22 Section 99. Effective date. This Act takes effect upon
23 becoming law.