



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB3245

Introduced 2/18/2025, by Rep. Adam M. Niemerg

SYNOPSIS AS INTRODUCED:

35 ILCS 200/18-184.25 new

Amends the Property Tax Code. Creates an abatement for property located in a blighted area if the owner of the property enters into an agreement with the corporate authorities of the municipality in which the property is located for the renovation, demolition, or improvement of the property. Provides that the abatement shall apply for a period of 20 years. Effective immediately.

LRB104 10348 HLH 20422 b

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 18-184.25 as follows:

6 (35 ILCS 200/18-184.25 new)

7 Sec. 18-184.25. Revitalization abatement.

8 (a) For assessment year 2025 and thereafter, the corporate
9 authorities may, by ordinance, designate one or more areas
10 within the municipality as blighted. If the owner of any
11 property located within a designated blighted area enters into
12 an agreement with the corporate authorities of the
13 municipality for the renovation, demolition, or improvement of
14 blighted property, then the corporate authorities of the
15 municipality may order the county clerk to abate a portion of
16 the taxes levied by the municipality and any other taxing
17 district on that property. The amount of the abatement may not
18 exceed the difference between (i) the amount of property taxes
19 paid with respect to that property in the base year and (ii)
20 the amount of property taxes that would otherwise be due in the
21 assessment year for which the abatement is sought. An
22 abatement adopted under this Section shall be extended to all
23 subsequent owners of an eligible property during the abatement

1 period. The abatement shall apply for a period of 20 years.

2 (b) Before final adoption of an abatement ordinance under
3 this Section, the governing authority of the municipality
4 shall notify each affected taxing district of the pending
5 ordinance by mail. The governing authority of each affected
6 taxing district shall, within 10 days after the ordinance is
7 proposed, appoint one member to serve on an Abatement Review
8 Board to review the terms and conditions of the proposed
9 abatement ordinance. The Board shall be convened by the mayor
10 or village president of the municipality considering the
11 abatement ordinance. The ordinance shall be adopted not less
12 than 45 days after the Board is convened. Failure to appoint a
13 member to the Board does not affect work of the Board. The
14 Board shall report the findings and conclusions to the
15 governing authority of the municipality not later than 30 days
16 after it is convened.

17 (c) As used in this Section, "base year" means the
18 assessment year prior to the assessment year in which the
19 taxpayer enters into an agreement with the corporate
20 authorities of the municipality.

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