



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB4317

Introduced 1/14/2026, by Rep. Jed Davis

SYNOPSIS AS INTRODUCED:

35 ILCS 200/9-145

Amends the Property Tax Code. Provides that the equalized assessed value of property in a general assessment year, other than long-term ownership property, shall not exceed the equalized assessed value of the property in the immediately preceding general assessment year, increased by the lesser of: (1) 3% of the equalized assessed value of the property for the immediately preceding general assessment year; or (2) the percentage increase, if any, in the Consumer Price Index during the 12-month calendar year preceding the general assessment year for which the property is being reassessed. Provides that the equalized assessed value of long-term ownership property in a general assessment year shall not exceed the equalized assessed value of the property in the immediately preceding general assessment year increased by 2% of the equalized assessed value of the property for the immediately preceding general assessment year. Defines "long-term ownership property". Preempts the power of home rule units to tax. Effective immediately.

LRB104 16696 HLH 30100 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 changing
5 Section 9-145 as follows:

6 (35 ILCS 200/9-145)

7 Sec. 9-145. Statutory level of assessment.

8 (a) Except in counties with more than 200,000 inhabitants
9 which classify property for purposes of taxation, property
10 shall be valued as follows:

11 (1) ~~(a)~~ Each tract or lot of property shall be valued
12 at 33 1/3% of its fair cash value.

13 (2) ~~(b)~~ Each taxable leasehold estate shall be valued
14 at 33 1/3% of its fair cash value.

15 (3) ~~(c)~~ Each building or structure which is located on
16 the right of way of any canal, railroad or other company
17 leased or granted to another company or person for a term
18 of years, shall be valued at 33 1/3% of its fair cash
19 value.

20 (4) ~~(d)~~ Any property on which there is a coal or other
21 mine, or stone or other quarry, shall be valued at 33 1/3%
22 of its fair cash value. Oil, gas and other minerals,
23 except coal, shall have value and be assessed separately

1 at 33 1/3% of the fair cash value of such oil, gas and
2 other minerals. Coal shall be assessed separately at 33
3 1/3% of the coal reserve economic value, as provided in
4 Sections 10-170 through 10-200.

5 (5)(e) In the assessment of property encumbered by
6 public easement, any depreciation occasioned by such
7 easement shall be deducted in the valuation of such
8 property. Any property dedicated as a nature preserve or
9 as a nature preserve buffer under the Illinois Natural
10 Areas Preservation Act, for the purposes of this
11 paragraph, is encumbered by a public easement and shall be
12 depreciated for assessment purposes to a level at which
13 its valuation shall be \$1 per acre or portion thereof.

14 (b) Notwithstanding any other provision of law, beginning
15 with the 2027 assessment year, in all counties, the equalized
16 assessed value of property in a general assessment year, other
17 than property described in subsection (c), shall not exceed
18 the equalized assessed value of the property in the
19 immediately preceding general assessment year increased by the
20 lesser of:

21 (1) 3% of the equalized assessed value of the property
22 for the immediately preceding general assessment year; or

23 (2) the percentage increase, if any, in the Consumer
24 Price Index during the 12-month calendar year preceding
25 the general assessment year for which the property is
26 being reassessed.

1 (c) Notwithstanding any other provision of law, beginning
2 with the 2027 assessment year, in all counties, the equalized
3 assessed value of long-term ownership property in a general
4 assessment year shall not exceed the equalized assessed value
5 of the property in the immediately preceding general
6 assessment year increased by 2% of the equalized assessed
7 value of the property for the immediately preceding general
8 assessment year.

9 (d) The limitations under subsections (b) and (c) do not
10 apply if the increase in assessment is attributable to an
11 addition, improvement, or modification to the property.

12 (e) As used in this Section:

13 "Consumer Price Index" means the index published by the
14 Bureau of Labor Statistics of the United States Department of
15 Labor that measures the average change in prices of goods and
16 services purchased by all urban consumers, United States city
17 average, all items, 1982-84 = 100.

18 "Long-term ownership property" means homestead property
19 that, as of January 1 of the tax year, is occupied by a
20 long-term taxpayer as the long-term taxpayer's principal
21 domicile.

22 "Long-term taxpayer" means:

23 (1) an individual who:

24 (A) for at least 10 continuous years as of January
25 1 of the taxable year, has occupied the homestead
26 property as the individual's principal domicile;

1 (B) has an ownership interest in the property,
2 legal, equitable, or as a lessee; and

3 (C) is liable for the payment of property taxes on
4 the property; or

5 (2) an individual who:

6 (A) is at least 65 years of age as of January 1 of
7 the taxable year and occupies the homestead property
8 as the individual's principal domicile;

9 (B) has an ownership interest in the property,
10 legal, equitable, or as a lessee; and

11 (C) is liable for the payment of property taxes on
12 the property.

13 (f) Subsections (b) and (c) are a denial and limitation
14 under subsection (g) of Section 6 of Article VII of the
15 Illinois Constitution on the power of home rule units to tax.

16 (g) This Section is subject to and modified by Sections
17 10-110 through 10-140 and 11-5 through 11-65.

18 (Source: P.A. 91-497, eff. 1-1-00.)

19 Section 99. Effective date. This Act takes effect upon
20 becoming law.