



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB4690

by Rep. Tracy Katz Muhl

SYNOPSIS AS INTRODUCED:

35 ILCS 200/18-185
35 ILCS 200/20-17 new

Amends the Property Tax Code. Provides that a municipality that is authorized to levy and collect a tax for the purpose of maintaining, constructing, or replacing sanitary sewers may provide that those taxes shall be collected on behalf of the municipality as part of the taxpayer's property tax bill. Provides that sanitary sewer taxes collected in that manner shall not be considered part of any taxing district's aggregate extension for the purpose of the Property Tax Extension Limitation Law. Effective immediately.

LRB104 17724 HLH 31155 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 Sections 18-185 and 20-17 as follows:

6 (35 ILCS 200/18-185)

7 Sec. 18-185. Short title; definitions. This Division 5
8 may be cited as the Property Tax Extension Limitation Law. As
9 used in this Division 5:

10 "Consumer Price Index" means the Consumer Price Index for
11 All Urban Consumers for all items published by the United
12 States Department of Labor.

13 "Extension limitation" means (a) the lesser of 5% or the
14 percentage increase in the Consumer Price Index during the
15 12-month calendar year preceding the levy year or (b) the rate
16 of increase approved by voters under Section 18-205.

17 "Affected county" means a county of 3,000,000 or more
18 inhabitants or a county contiguous to a county of 3,000,000 or
19 more inhabitants.

20 "Taxing district" has the same meaning provided in Section
21 1-150, except as otherwise provided in this Section. For the
22 1991 through 1994 levy years only, "taxing district" includes
23 only each non-home rule taxing district having the majority of

1 its 1990 equalized assessed value within any county or
2 counties contiguous to a county with 3,000,000 or more
3 inhabitants. Beginning with the 1995 levy year, "taxing
4 district" includes only each non-home rule taxing district
5 subject to this Law before the 1995 levy year and each non-home
6 rule taxing district not subject to this Law before the 1995
7 levy year having the majority of its 1994 equalized assessed
8 value in an affected county or counties. Beginning with the
9 levy year in which this Law becomes applicable to a taxing
10 district as provided in Section 18-213, "taxing district" also
11 includes those taxing districts made subject to this Law as
12 provided in Section 18-213.

13 "Aggregate extension" for taxing districts to which this
14 Law applied before the 1995 levy year means the annual
15 corporate extension for the taxing district and those special
16 purpose extensions that are made annually for the taxing
17 district, excluding special purpose extensions: (a) made for
18 the taxing district to pay interest or principal on general
19 obligation bonds that were approved by referendum; (b) made
20 for any taxing district to pay interest or principal on
21 general obligation bonds issued before October 1, 1991; (c)
22 made for any taxing district to pay interest or principal on
23 bonds issued to refund or continue to refund those bonds
24 issued before October 1, 1991; (d) made for any taxing
25 district to pay interest or principal on bonds issued to
26 refund or continue to refund bonds issued after October 1,

1 1991 that were approved by referendum; (e) made for any taxing
2 district to pay interest or principal on revenue bonds issued
3 before October 1, 1991 for payment of which a property tax levy
4 or the full faith and credit of the unit of local government is
5 pledged; however, a tax for the payment of interest or
6 principal on those bonds shall be made only after the
7 governing body of the unit of local government finds that all
8 other sources for payment are insufficient to make those
9 payments; (f) made for payments under a building commission
10 lease when the lease payments are for the retirement of bonds
11 issued by the commission before October 1, 1991, to pay for the
12 building project; (g) made for payments due under installment
13 contracts entered into before October 1, 1991; (h) made for
14 payments of principal and interest on bonds issued under the
15 Metropolitan Water Reclamation District Act to finance
16 construction projects initiated before October 1, 1991; (i)
17 made for payments of principal and interest on limited bonds,
18 as defined in Section 3 of the Local Government Debt Reform
19 Act, in an amount not to exceed the debt service extension base
20 less the amount in items (b), (c), (e), and (h) of this
21 definition for non-referendum obligations, except obligations
22 initially issued pursuant to referendum; (j) made for payments
23 of principal and interest on bonds issued under Section 15 of
24 the Local Government Debt Reform Act; (k) made by a school
25 district that participates in the Special Education District
26 of Lake County, created by special education joint agreement

1 under Section 10-22.31 of the School Code, for payment of the
2 school district's share of the amounts required to be
3 contributed by the Special Education District of Lake County
4 to the Illinois Municipal Retirement Fund under Article 7 of
5 the Illinois Pension Code; the amount of any extension under
6 this item (k) shall be certified by the school district to the
7 county clerk; (l) made to fund expenses of providing joint
8 recreational programs for persons with disabilities under
9 Section 5-8 of the Park District Code or Section 11-95-14 of
10 the Illinois Municipal Code; (m) made for temporary relocation
11 loan repayment purposes pursuant to Sections 2-3.77 and
12 17-2.2d of the School Code; (n) made for payment of principal
13 and interest on any bonds issued under the authority of
14 Section 17-2.2d of the School Code; (o) made for contributions
15 to a firefighter's pension fund created under Article 4 of the
16 Illinois Pension Code, to the extent of the amount certified
17 under item (5) of Section 4-134 of the Illinois Pension Code;
18 (p) made for road purposes in the first year after a township
19 assumes the rights, powers, duties, assets, property,
20 liabilities, obligations, and responsibilities of a road
21 district abolished under the provisions of Section 6-133 of
22 the Illinois Highway Code; (q) made under Section 4 of the
23 Community Mental Health Act to provide the necessary funds or
24 to supplement existing funds for community mental health
25 facilities and services, including facilities and services for
26 the person with a developmental disability or a substance use

1 disorder; ~~and~~ (r) made for the payment of principal and
2 interest on any bonds issued under the authority of Section
3 17-2.11 of the School Code or to refund or continue to refund
4 those bonds; and (s) made for the purpose of maintaining,
5 constructing, or replacing sanitary sewers and collected as
6 part of the taxpayer's property tax bill under Section 20-17.

7 "Aggregate extension" for the taxing districts to which
8 this Law did not apply before the 1995 levy year (except taxing
9 districts subject to this Law in accordance with Section
10 18-213) means the annual corporate extension for the taxing
11 district and those special purpose extensions that are made
12 annually for the taxing district, excluding special purpose
13 extensions: (a) made for the taxing district to pay interest
14 or principal on general obligation bonds that were approved by
15 referendum; (b) made for any taxing district to pay interest
16 or principal on general obligation bonds issued before March
17 1, 1995; (c) made for any taxing district to pay interest or
18 principal on bonds issued to refund or continue to refund
19 those bonds issued before March 1, 1995; (d) made for any
20 taxing district to pay interest or principal on bonds issued
21 to refund or continue to refund bonds issued after March 1,
22 1995 that were approved by referendum; (e) made for any taxing
23 district to pay interest or principal on revenue bonds issued
24 before March 1, 1995 for payment of which a property tax levy
25 or the full faith and credit of the unit of local government is
26 pledged; however, a tax for the payment of interest or

1 principal on those bonds shall be made only after the
2 governing body of the unit of local government finds that all
3 other sources for payment are insufficient to make those
4 payments; (f) made for payments under a building commission
5 lease when the lease payments are for the retirement of bonds
6 issued by the commission before March 1, 1995 to pay for the
7 building project; (g) made for payments due under installment
8 contracts entered into before March 1, 1995; (h) made for
9 payments of principal and interest on bonds issued under the
10 Metropolitan Water Reclamation District Act to finance
11 construction projects initiated before October 1, 1991; (h-4)
12 made for stormwater management purposes by the Metropolitan
13 Water Reclamation District of Greater Chicago under Section 12
14 of the Metropolitan Water Reclamation District Act; (h-8) made
15 for payments of principal and interest on bonds issued under
16 Section 9.6a of the Metropolitan Water Reclamation District
17 Act to make contributions to the pension fund established
18 under Article 13 of the Illinois Pension Code; (i) made for
19 payments of principal and interest on limited bonds, as
20 defined in Section 3 of the Local Government Debt Reform Act,
21 in an amount not to exceed the debt service extension base less
22 the amount in items (b), (c), and (e) of this definition for
23 non-referendum obligations, except obligations initially
24 issued pursuant to referendum and bonds described in
25 subsections (h) and (h-8) of this definition; (j) made for
26 payments of principal and interest on bonds issued under

1 Section 15 of the Local Government Debt Reform Act; (k) made
2 for payments of principal and interest on bonds authorized by
3 Public Act 88-503 and issued under Section 20a of the Chicago
4 Park District Act for aquarium or museum projects and bonds
5 issued under Section 20a of the Chicago Park District Act for
6 the purpose of making contributions to the pension fund
7 established under Article 12 of the Illinois Pension Code; (l)
8 made for payments of principal and interest on bonds
9 authorized by Public Act 87-1191 or 93-601 and (i) issued
10 pursuant to Section 21.2 of the Cook County Forest Preserve
11 District Act, (ii) issued under Section 42 of the Cook County
12 Forest Preserve District Act for zoological park projects, or
13 (iii) issued under Section 44.1 of the Cook County Forest
14 Preserve District Act for botanical gardens projects; (m) made
15 pursuant to Section 34-53.5 of the School Code, whether levied
16 annually or not; (n) made to fund expenses of providing joint
17 recreational programs for persons with disabilities under
18 Section 5-8 of the Park District Code or Section 11-95-14 of
19 the Illinois Municipal Code; (o) made by the Chicago Park
20 District for recreational programs for persons with
21 disabilities under subsection (c) of Section 7.06 of the
22 Chicago Park District Act; (p) made for contributions to a
23 firefighter's pension fund created under Article 4 of the
24 Illinois Pension Code, to the extent of the amount certified
25 under item (5) of Section 4-134 of the Illinois Pension Code;
26 (q) made by Ford Heights School District 169 under Section

1 17-9.02 of the School Code; (r) made for the purpose of making
2 employer contributions to the Public School Teachers' Pension
3 and Retirement Fund of Chicago under Section 34-53 of the
4 School Code; (s) made under Section 4 of the Community Mental
5 Health Act to provide the necessary funds or to supplement
6 existing funds for community mental health facilities and
7 services, including facilities and services for the person
8 with a developmental disability or a substance use disorder;
9 ~~and~~ (t) made for the payment of principal and interest on any
10 bonds issued under the authority of Section 17-2.11 of the
11 School Code or to refund or continue to refund those bonds; and
12 (u) made for the purpose of maintaining, constructing, or
13 replacing sanitary sewers and collected as part of the
14 taxpayer's property tax bill under Section 20-17.

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

1 taxing district to pay interest or principal on bonds issued
2 to refund or continue to refund those bonds issued before the
3 date on which the referendum making this Law applicable to the
4 taxing district is held; (d) made for any taxing district to
5 pay interest or principal on bonds issued to refund or
6 continue to refund bonds issued after the date on which the
7 referendum making this Law applicable to the taxing district
8 is held if the bonds were approved by referendum after the date
9 on which the referendum making this Law applicable to the
10 taxing district is held; (e) made for any taxing district to
11 pay interest or principal on revenue bonds issued before the
12 date on which the referendum making this Law applicable to the
13 taxing district is held for payment of which a property tax
14 levy or the full faith and credit of the unit of local
15 government is pledged; however, a tax for the payment of
16 interest or principal on those bonds shall be made only after
17 the governing body of the unit of local government finds that
18 all other sources for payment are insufficient to make those
19 payments; (f) made for payments under a building commission
20 lease when the lease payments are for the retirement of bonds
21 issued by the commission before the date on which the
22 referendum making this Law applicable to the taxing district
23 is held to pay for the building project; (g) made for payments
24 due under installment contracts entered into before the date
25 on which the referendum making this Law applicable to the
26 taxing district is held; (h) made for payments of principal

1 and interest on limited bonds, as defined in Section 3 of the
2 Local Government Debt Reform Act, in an amount not to exceed
3 the debt service extension base less the amount in items (b),
4 (c), and (e) of this definition for non-referendum
5 obligations, except obligations initially issued pursuant to
6 referendum; (i) made for payments of principal and interest on
7 bonds issued under Section 15 of the Local Government Debt
8 Reform Act; (j) made for a qualified airport authority to pay
9 interest or principal on general obligation bonds issued for
10 the purpose of paying obligations due under, or financing
11 airport facilities required to be acquired, constructed,
12 installed or equipped pursuant to, contracts entered into
13 before March 1, 1996 (but not including any amendments to such
14 a contract taking effect on or after that date); (k) made to
15 fund expenses of providing joint recreational programs for
16 persons with disabilities under Section 5-8 of the Park
17 District Code or Section 11-95-14 of the Illinois Municipal
18 Code; (l) made for contributions to a firefighter's pension
19 fund created under Article 4 of the Illinois Pension Code, to
20 the extent of the amount certified under item (5) of Section
21 4-134 of the Illinois Pension Code; (m) made for the taxing
22 district to pay interest or principal on general obligation
23 bonds issued pursuant to Section 19-3.10 of the School Code;
24 (n) made under Section 4 of the Community Mental Health Act to
25 provide the necessary funds or to supplement existing funds
26 for community mental health facilities and services, including

1 facilities and services for the person with a developmental
2 disability or a substance use disorder; ~~and~~ (o) made for the
3 payment of principal and interest on any bonds issued under
4 the authority of Section 17-2.11 of the School Code or to
5 refund or continue to refund those bonds; and (p) made for the
6 purpose of maintaining, constructing, or replacing sanitary
7 sewers and collected as part of the taxpayer's property tax
8 bill under Section 20-17.

9 "Aggregate extension" for all taxing districts to which
10 this Law applies in accordance with paragraph (2) of
11 subsection (e) of Section 18-213 means the annual corporate
12 extension for the taxing district and those special purpose
13 extensions that are made annually for the taxing district,
14 excluding special purpose extensions: (a) made for the taxing
15 district to pay interest or principal on general obligation
16 bonds that were approved by referendum; (b) made for any
17 taxing district to pay interest or principal on general
18 obligation bonds issued before March 7, 1997 (the effective
19 date of Public Act 89-718); (c) made for any taxing district to
20 pay interest or principal on bonds issued to refund or
21 continue to refund those bonds issued before March 7, 1997
22 (the effective date of Public Act 89-718); (d) made for any
23 taxing district to pay interest or principal on bonds issued
24 to refund or continue to refund bonds issued after March 7,
25 1997 (the effective date of Public Act 89-718) if the bonds
26 were approved by referendum after March 7, 1997 (the effective

1 date of Public Act 89-718); (e) made for any taxing district to
2 pay interest or principal on revenue bonds issued before March
3 7, 1997 (the effective date of Public Act 89-718) for payment
4 of which a property tax levy or the full faith and credit of
5 the unit of local government is pledged; however, a tax for the
6 payment of interest or principal on those bonds shall be made
7 only after the governing body of the unit of local government
8 finds that all other sources for payment are insufficient to
9 make those payments; (f) made for payments under a building
10 commission lease when the lease payments are for the
11 retirement of bonds issued by the commission before March 7,
12 1997 (the effective date of Public Act 89-718) to pay for the
13 building project; (g) made for payments due under installment
14 contracts entered into before March 7, 1997 (the effective
15 date of Public Act 89-718); (h) made for payments of principal
16 and interest on limited bonds, as defined in Section 3 of the
17 Local Government Debt Reform Act, in an amount not to exceed
18 the debt service extension base less the amount in items (b),
19 (c), and (e) of this definition for non-referendum
20 obligations, except obligations initially issued pursuant to
21 referendum; (i) made for payments of principal and interest on
22 bonds issued under Section 15 of the Local Government Debt
23 Reform Act; (j) made for a qualified airport authority to pay
24 interest or principal on general obligation bonds issued for
25 the purpose of paying obligations due under, or financing
26 airport facilities required to be acquired, constructed,

1 installed or equipped pursuant to, contracts entered into
2 before March 1, 1996 (but not including any amendments to such
3 a contract taking effect on or after that date); (k) made to
4 fund expenses of providing joint recreational programs for
5 persons with disabilities under Section 5-8 of the Park
6 District Code or Section 11-95-14 of the Illinois Municipal
7 Code; (l) made for contributions to a firefighter's pension
8 fund created under Article 4 of the Illinois Pension Code, to
9 the extent of the amount certified under item (5) of Section
10 4-134 of the Illinois Pension Code; (m) made under Section 4 of
11 the Community Mental Health Act to provide the necessary funds
12 or to supplement existing funds for community mental health
13 facilities and services, including facilities and services for
14 the person with a developmental disability or a substance use
15 disorder; ~~and~~ (n) made for the payment of principal and
16 interest on any bonds issued under the authority of Section
17 17-2.11 of the School Code or to refund or continue to refund
18 those bonds; and (o) made for the purpose of maintaining,
19 constructing, or replacing sanitary sewers and collected as
20 part of the taxpayer's property tax bill under Section 20-17.

21 "Debt service extension base" means an amount equal to
22 that portion of the extension for a taxing district for the
23 1994 levy year, or for those taxing districts subject to this
24 Law in accordance with Section 18-213, except for those
25 subject to paragraph (2) of subsection (e) of Section 18-213,
26 for the levy year in which the referendum making this Law

1 applicable to the taxing district is held, or for those taxing
2 districts subject to this Law in accordance with paragraph (2)
3 of subsection (e) of Section 18-213 for the 1996 levy year,
4 constituting an extension for payment of principal and
5 interest on bonds issued by the taxing district without
6 referendum, but not including excluded non-referendum bonds.
7 For park districts (i) that were first subject to this Law in
8 1991 or 1995 and (ii) whose extension for the 1994 levy year
9 for the payment of principal and interest on bonds issued by
10 the park district without referendum (but not including
11 excluded non-referendum bonds) was less than 51% of the amount
12 for the 1991 levy year constituting an extension for payment
13 of principal and interest on bonds issued by the park district
14 without referendum (but not including excluded non-referendum
15 bonds), "debt service extension base" means an amount equal to
16 that portion of the extension for the 1991 levy year
17 constituting an extension for payment of principal and
18 interest on bonds issued by the park district without
19 referendum (but not including excluded non-referendum bonds).
20 A debt service extension base established or increased at any
21 time pursuant to any provision of this Law, except Section
22 18-212, shall be increased each year commencing with the later
23 of (i) the 2009 levy year or (ii) the first levy year in which
24 this Law becomes applicable to the taxing district, by the
25 lesser of 5% or the percentage increase in the Consumer Price
26 Index during the 12-month calendar year preceding the levy

1 year. The debt service extension base may be established or
2 increased as provided under Section 18-212. "Excluded
3 non-referendum bonds" means (i) bonds authorized by Public Act
4 88-503 and issued under Section 20a of the Chicago Park
5 District Act for aquarium and museum projects; (ii) bonds
6 issued under Section 15 of the Local Government Debt Reform
7 Act; or (iii) refunding obligations issued to refund or to
8 continue to refund obligations initially issued pursuant to
9 referendum.

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

18 "Aggregate extension base" means the taxing district's
19 last preceding aggregate extension as adjusted under Sections
20 18-135, 18-215, 18-230, 18-206, and 18-233. Beginning with
21 levy year 2022, for taxing districts that are specified in
22 Section 18-190.7, the taxing district's aggregate extension
23 base shall be calculated as provided in Section 18-190.7. An
24 adjustment under Section 18-135 shall be made for the 2007
25 levy year and all subsequent levy years whenever one or more
26 counties within which a taxing district is located (i) used

1 estimated valuations or rates when extending taxes in the
2 taxing district for the last preceding levy year that resulted
3 in the over or under extension of taxes, or (ii) increased or
4 decreased the tax extension for the last preceding levy year
5 as required by Section 18-135(c). Whenever an adjustment is
6 required under Section 18-135, the aggregate extension base of
7 the taxing district shall be equal to the amount that the
8 aggregate extension of the taxing district would have been for
9 the last preceding levy year if either or both (i) actual,
10 rather than estimated, valuations or rates had been used to
11 calculate the extension of taxes for the last levy year, or
12 (ii) the tax extension for the last preceding levy year had not
13 been adjusted as required by subsection (c) of Section 18-135.

14 Notwithstanding any other provision of law, for levy year
15 2012, the aggregate extension base for West Northfield School
16 District No. 31 in Cook County shall be \$12,654,592.

17 Notwithstanding any other provision of law, for the
18 purpose of calculating the limiting rate for levy year 2023,
19 the last preceding aggregate extension base for Homewood
20 School District No. 153 in Cook County shall be \$19,535,377.

21 Notwithstanding any other provision of law, for levy year
22 2022, the aggregate extension base of a home equity assurance
23 program that levied at least \$1,000,000 in property taxes in
24 levy year 2019 or 2020 under the Home Equity Assurance Act
25 shall be the amount that the program's aggregate extension
26 base for levy year 2021 would have been if the program had

1 levied a property tax for levy year 2021.

2 "Levy year" has the same meaning as "year" under Section
3 1-155.

4 "New property" means (i) the assessed value, after final
5 board of review or board of appeals action, of new
6 improvements or additions to existing improvements on any
7 parcel of real property that increase the assessed value of
8 that real property during the levy year multiplied by the
9 equalization factor issued by the Department under Section
10 17-30, (ii) the assessed value, after final board of review or
11 board of appeals action, of real property not exempt from real
12 estate taxation, which real property was exempt from real
13 estate taxation for any portion of the immediately preceding
14 levy year, multiplied by the equalization factor issued by the
15 Department under Section 17-30, including the assessed value,
16 upon final stabilization of occupancy after new construction
17 is complete, of any real property located within the
18 boundaries of an otherwise or previously exempt military
19 reservation that is intended for residential use and owned by
20 or leased to a private corporation or other entity, (iii) in
21 counties that classify in accordance with Section 4 of Article
22 IX of the Illinois Constitution, an incentive property's
23 additional assessed value resulting from a scheduled increase
24 in the level of assessment as applied to the first year final
25 board of review market value, and (iv) any increase in
26 assessed value due to oil or gas production from an oil or gas

1 well required to be permitted under the Hydraulic Fracturing
2 Regulatory Act that was not produced in or accounted for
3 during the previous levy year. In addition, the county clerk
4 in a county containing a population of 3,000,000 or more shall
5 include in the 1997 recovered tax increment value for any
6 school district, any recovered tax increment value that was
7 applicable to the 1995 tax year calculations.

8 "Qualified airport authority" means an airport authority
9 organized under the Airport Authorities Act and located in a
10 county bordering on the State of Wisconsin and having a
11 population in excess of 200,000 and not greater than 500,000.

12 "Recovered tax increment value" means, except as otherwise
13 provided in this paragraph, the amount of the current year's
14 equalized assessed value, in the first year after a
15 municipality terminates the designation of an area as a
16 redevelopment project area previously established under the
17 Tax Increment Allocation Redevelopment Act in the Illinois
18 Municipal Code, previously established under the Industrial
19 Jobs Recovery Law in the Illinois Municipal Code, previously
20 established under the Economic Development Project Area Tax
21 Increment Act of 1995, or previously established under the
22 Economic Development Area Tax Increment Allocation Act, of
23 each taxable lot, block, tract, or parcel of real property in
24 the redevelopment project area over and above the initial
25 equalized assessed value of each property in the redevelopment
26 project area. For the taxes which are extended for the 1997

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

1 from the redevelopment project area.

2 Except as otherwise provided in this Section, "limiting
3 rate" means a fraction the numerator of which is the last
4 preceding aggregate extension base times an amount equal to
5 one plus the extension limitation defined in this Section and
6 the denominator of which is the current year's equalized
7 assessed value of all real property in the territory under the
8 jurisdiction of the taxing district during the prior levy
9 year. For those taxing districts that reduced their aggregate
10 extension for the last preceding levy year, except for school
11 districts that reduced their extension for educational
12 purposes pursuant to Section 18-206, the highest aggregate
13 extension in any of the last 3 preceding levy years shall be
14 used for the purpose of computing the limiting rate. The
15 denominator shall not include new property or the recovered
16 tax increment value. If a new rate, a rate decrease, or a
17 limiting rate increase has been approved at an election held
18 after March 21, 2006, then (i) the otherwise applicable
19 limiting rate shall be increased by the amount of the new rate
20 or shall be reduced by the amount of the rate decrease, as the
21 case may be, or (ii) in the case of a limiting rate increase,
22 the limiting rate shall be equal to the rate set forth in the
23 proposition approved by the voters for each of the years
24 specified in the proposition, after which the limiting rate of
25 the taxing district shall be calculated as otherwise provided.
26 In the case of a taxing district that obtained referendum

1 approval for an increased limiting rate on March 20, 2012, the
2 limiting rate for tax year 2012 shall be the rate that
3 generates the approximate total amount of taxes extendable for
4 that tax year, as set forth in the proposition approved by the
5 voters; this rate shall be the final rate applied by the county
6 clerk for the aggregate of all capped funds of the district for
7 tax year 2012.

8 (Source: P.A. 103-154, eff. 6-30-23; 103-587, eff. 5-28-24;
9 103-591, eff. 7-1-24; 103-592, eff. 6-7-24; 104-417, eff.
10 8-15-25.)

11 (35 ILCS 200/20-17 new)

12 Sec. 20-17. Sanitary sewer taxes. Notwithstanding any
13 other provision of law, a municipality that is authorized to
14 levy and collect a tax for the purpose of maintaining,
15 constructing, or replacing sanitary sewers may, by ordinance
16 or resolution, provide that those taxes shall be collected on
17 behalf of the municipality as part of the taxpayer's property
18 tax bill. A copy of the ordinance or resolution adopted under
19 this Section shall be transmitted to the county collector not
20 more than 30 days after the ordinance or resolution is
21 adopted. The sanitary sewer taxes shall appear as a separate
22 line item on the taxpayer's property tax bill. Sanitary sewer
23 taxes collected under this Section shall not be considered
24 part of any taxing district's aggregate extension for the
25 purpose of the Property Tax Extension Limitation Law.

1 Section 99. Effective date. This Act takes effect upon
2 becoming law.