



## 104TH GENERAL ASSEMBLY

### State of Illinois

2025 and 2026

SB1694

Introduced 2/5/2025, by Sen. Robert F. Martwick

#### SYNOPSIS AS INTRODUCED:

65 ILCS 5/11-74.4-9

from Ch. 24, par. 11-74.4-9

Amends the Tax Increment Allocation Redevelopment Act of the Illinois Municipal Code. Provides that if (1) 3 or more improved lots, blocks, tracts, or parcels of real property within a single redevelopment project area are purchased by a developer or a developer's parent company or wholly-owned subsidiary, or any combination thereof, within the 3 years prior to the date that the ordinance providing for the tax increment allocation was adopted by the municipality, and (2) an improvement on any of the lots, blocks, tracts, or parcels of real property is demolished or otherwise rendered uninhabitable, then the initial equalized assessed value for the lot, block, tract or parcel of real property shall be the equalized assessed value of the lot, block, tract, or parcel of real property on the date it was purchased by the developer, the developer's parent company, or the developer's wholly-owned subsidiary or purchased by any combination thereof. Limits the provisions to ordinances adopted after the effective date of the amendatory Act.

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1 AN ACT concerning local government.

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

4 Section 5. The Illinois Municipal Code is amended by  
5 changing Section 11-74.4-9 as follows:

6 (65 ILCS 5/11-74.4-9) (from Ch. 24, par. 11-74.4-9)

7 Sec. 11-74.4-9. Equalized assessed value of property.

8 (a) Except as provided in subsection (a-5), if ~~if~~ a  
9 municipality by ordinance provides for tax increment  
10 allocation financing pursuant to Section 11-74.4-8, the county  
11 clerk immediately thereafter shall determine (1) the most  
12 recently ascertained equalized assessed value of each lot,  
13 block, tract or parcel of real property within such  
14 redevelopment project area from which shall be deducted the  
15 homestead exemptions under Article 15 of the Property Tax  
16 Code, which value shall be the "initial equalized assessed  
17 value" of each such piece of property, and (2) the total  
18 equalized assessed value of all taxable real property within  
19 such redevelopment project area by adding together the most  
20 recently ascertained equalized assessed value of each taxable  
21 lot, block, tract, or parcel of real property within such  
22 project area, from which shall be deducted the homestead  
23 exemptions provided by Sections 15-170, 15-175, and 15-176 of

1 the Property Tax Code, and shall certify such amount as the  
2 "total initial equalized assessed value" of the taxable real  
3 property within such project area.

4 (a-5) If (1) 3 or more improved lots, blocks, tracts, or  
5 parcels of real property within a single redevelopment project  
6 area are purchased by a developer or a developer's parent  
7 company or wholly-owned subsidiary, or any combination  
8 thereof, within the 3 years prior to the date that the  
9 ordinance providing for the tax increment allocation financing  
10 under Section 11-74.4-8 was adopted by the municipality, and  
11 (2) an improvement on any of the lots, blocks, tracts, or  
12 parcels of real property is demolished or otherwise rendered  
13 uninhabitable, then the initial equalized assessed value for  
14 the lot, block, tract or parcel of real property shall be the  
15 equalized assessed value of the lot, block, tract, or parcel  
16 of real property on the date it was purchased by the developer,  
17 the developer's parent company, or the developer's  
18 wholly-owned subsidiary or purchased by any combination  
19 thereof. This subsection applies only to ordinances adopted on  
20 or after the effective date of this amendatory Act of the 104th  
21 General Assembly.

22 (b) In reference to any municipality which has adopted tax  
23 increment financing after January 1, 1978, and in respect to  
24 which the county clerk has certified the "total initial  
25 equalized assessed value" of the property in the redevelopment  
26 area, the municipality may thereafter request the clerk in

1 writing to adjust the initial equalized value of all taxable  
2 real property within the redevelopment project area by  
3 deducting therefrom the exemptions under Article 15 of the  
4 Property Tax Code applicable to each lot, block, tract or  
5 parcel of real property within such redevelopment project  
6 area. The county clerk shall immediately after the written  
7 request to adjust the total initial equalized value is  
8 received determine the total homestead exemptions in the  
9 redevelopment project area provided by Sections 15-170,  
10 15-175, and 15-176 of the Property Tax Code by adding together  
11 the homestead exemptions provided by said Sections on each  
12 lot, block, tract or parcel of real property within such  
13 redevelopment project area and then shall deduct the total of  
14 said exemptions from the total initial equalized assessed  
15 value. The county clerk shall then promptly certify such  
16 amount as the "total initial equalized assessed value as  
17 adjusted" of the taxable real property within such  
18 redevelopment project area.

19 (c) After the county clerk has certified the "total  
20 initial equalized assessed value" of the taxable real property  
21 in such area, then in respect to every taxing district  
22 containing a redevelopment project area, the county clerk or  
23 any other official required by law to ascertain the amount of  
24 the equalized assessed value of all taxable property within  
25 such district for the purpose of computing the rate per cent of  
26 tax to be extended upon taxable property within such district,

1 shall in every year that tax increment allocation financing is  
2 in effect ascertain the amount of value of taxable property in  
3 a redevelopment project area by including in such amount the  
4 lower of the current equalized assessed value or the certified  
5 "total initial equalized assessed value" of all taxable real  
6 property in such area, except that after he has certified the  
7 "total initial equalized assessed value as adjusted" he shall  
8 in the year of said certification if tax rates have not been  
9 extended and in every year thereafter that tax increment  
10 allocation financing is in effect ascertain the amount of  
11 value of taxable property in a redevelopment project area by  
12 including in such amount the lower of the current equalized  
13 assessed value or the certified "total initial equalized  
14 assessed value as adjusted" of all taxable real property in  
15 such area. The rate per cent of tax determined shall be  
16 extended to the current equalized assessed value of all  
17 property in the redevelopment project area in the same manner  
18 as the rate per cent of tax is extended to all other taxable  
19 property in the taxing district. The method of extending taxes  
20 established under this Section shall terminate when the  
21 municipality adopts an ordinance dissolving the special tax  
22 allocation fund for the redevelopment project area. This  
23 Division shall not be construed as relieving property owners  
24 within a redevelopment project area from paying a uniform rate  
25 of taxes upon the current equalized assessed value of their  
26 taxable property as provided in the Property Tax Code.

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1 (Source: P.A. 95-644, eff. 10-12-07.)