

104TH GENERAL ASSEMBLY**State of Illinois****2025 and 2026****SB1911**

Introduced 2/6/2025, by Sen. Mattie Hunter

SYNOPSIS AS INTRODUCED:

35 ILCS 200/15-178

Amends the Property Tax Code. Provides that a county opting out of the special assessment programs to reduce the assessed value of certain residential real property shall not disqualify or shorten the maximum eligibility periods for any property approved to receive a reduced valuation prior to the county opting out. Requires that the special assessment programs be available to all qualifying residential real property regardless of whether or not the property has or is currently receiving any other public financing or subsidies or subject to any regulatory agreements with any public entity, or both. If an owner is approved for the reduced valuation prior to December 31, 2037 and the provisions are not subsequently extended, this shall not disqualify or shorten the maximum eligibility periods for any property approved to receive a reduced valuation. Provides that, if the chief county assessment officer has not created application forms, the chief county assessment officer shall make publicly available and accept applications forms that shall be available to local governments from the Illinois Department of Revenue. If a county Internet website exists, the application materials, as well as any other program requirements used by the county (such as application deadlines, fees, and other procedures required by the application) must be published on that website, otherwise it must be available to the public upon request at the office of the chief county assessment officer. On an annual basis, requires the Illinois Housing Development Authority to calculate and make available on its website the minimum per square foot expenditure requirements to be applicable statewide to be eligible for the reduced valuation, which shall include the historical annual expenditure requirements starting with calendar year 2021. Changes reference to improvements to existing residential real property to substantially rehabilitated residential real property. Makes other changes.

LRB104 09605 HLH 19670 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 15-178 as follows:

6 (35 ILCS 200/15-178)

7 Sec. 15-178. Affordable housing special assessment
8 programs; reduction ~~Reduction~~ in assessed value for affordable
9 rental housing construction or rehabilitation.

10 (a) The General Assembly finds that there is a shortage of
11 high quality affordable rental homes for low-income and
12 very-low-income households throughout Illinois; that owners
13 and developers of rental housing face significant challenges
14 building newly constructed apartments or undertaking
15 rehabilitation of existing properties that results in rents
16 that are affordable for low-income and very-low-income
17 households; and that it will help Cook County and other parts
18 of Illinois address the extreme shortage of affordable rental
19 housing by developing a statewide policy to determine the
20 assessed value for newly constructed and rehabilitated
21 affordable rental housing that both encourages investment and
22 incentivizes property owners to keep rents affordable.

23 (b) Each chief county assessment officer shall implement

1 special assessment programs to reduce the assessed value of
2 all eligible newly constructed residential real property or
3 qualifying rehabilitation to all eligible existing residential
4 real property in accordance with subsection (c) for 10 taxable
5 years after the newly constructed residential real property or
6 substantially rehabilitated ~~improvements to existing~~
7 residential real property are put in service. Any county with
8 less than 3,000,000 inhabitants may decide not to implement
9 one or both of the special assessment programs defined in
10 subparagraph (1) of subsection (c) of this Section and
11 subparagraph (2) of subsection (c) of this Section upon
12 passage of an ordinance by a majority vote of the county board.
13 Subsequent to a vote to opt out of this special assessment
14 program, any county with less than 3,000,000 inhabitants may
15 decide to implement one or both of the special assessment
16 programs defined in subparagraph (1) of subsection (c) of this
17 Section and subparagraph (2) of subsection (c) of this Section
18 upon passage of an ordinance by a majority vote of the county
19 board. A county opting out shall not disqualify or shorten the
20 maximum eligibility periods for any property approved to
21 receive a reduced valuation prior to the county opting out.
22 The special assessment programs available under this Section
23 shall be available to all qualifying residential real property
24 regardless of whether or not the property has or is currently
25 receiving any other public financing or subsidies or subject
26 to any regulatory agreements with any public entity, or both.

1 The changes made to this subsection by this amendatory Act of
2 the 104th General Assembly are declarative of existing law and
3 shall not be construed as a new enactment. Property is
4 eligible for the special assessment program if and only if all
5 of the following factors have been met:

6 (1) at the conclusion of the new construction or
7 qualifying rehabilitation, the property consists of a
8 newly constructed multifamily building containing 7 or
9 more rental dwelling units or an existing multifamily
10 building that has undergone qualifying rehabilitation
11 resulting in 7 or more rental dwelling units; and

12 (2) the property meets the application requirements
13 defined in subsection (f).

14 (c) For those counties that are required to implement the
15 special assessment program and do not opt out of such special
16 assessment program, the chief county assessment officer for
17 that county shall require that residential real property is
18 eligible for the special assessment program if and only if one
19 of the additional factors have been met:

20 (1) except as defined in subparagraphs (E), (F), and
21 (G) of paragraph (1) of subsection (f) of this Section,
22 prior to the newly constructed residential real property
23 or substantially rehabilitated ~~improvements to existing~~
24 residential real property being put in service, the owner
25 of the residential real property commits that, for a
26 period of 10 years, at least 15% of the multifamily

1 building's units will have rents as defined in this
2 Section that are at or below maximum rents and are
3 occupied by households with household incomes at or below
4 maximum income limits; or

5 (2) except as defined in subparagraphs (E), (F), and
6 (G) of paragraph (1) of subsection (f) of this Section,
7 prior to the newly constructed residential real property
8 or substantially rehabilitated ~~improvements to existing~~
9 residential real property located in a low affordability
10 community being put in service, the owner of the
11 residential real property commits that, for a period of 30
12 years after the newly constructed residential real
13 property or substantially rehabilitated ~~improvements to~~
14 ~~existing~~ residential real property are put in service, at
15 least 20% of the multifamily building's units will have
16 rents as defined in this Section that are at or below
17 maximum rents and are occupied by households with
18 household incomes at or below maximum income limits.

19 If a reduction in assessed value is granted under one
20 special assessment program provided for in this Section, then
21 that same residential real property is not eligible for an
22 additional special assessment program under this Section at
23 the same time.

24 (d) The amount of the reduction in assessed value for
25 residential real property meeting the conditions set forth in
26 subparagraph (1) of subsection (c) shall be calculated as

1 follows:

2 (1) if the owner of the residential real property
3 commits for a period of at least 10 years that at least 15%
4 but fewer than 35% of the multifamily building's units
5 have rents at or below maximum rents and are occupied by
6 households with household incomes at or below maximum
7 income limits, the assessed value of the property used to
8 calculate the tax bill shall be reduced by an amount equal
9 to 25% of the assessed value of the property as determined
10 by the assessor for the property in the current taxable
11 year for the newly constructed residential real property
12 or based on the improvements to an existing residential
13 real property; and

14 (2) if the owner of the residential real property
15 commits for a period of at least 10 years that at least 35%
16 of the multifamily building's units have rents at or below
17 maximum rents and are occupied by households with
18 household incomes at or below maximum income limits, the
19 assessed value of the property used to calculate the tax
20 bill shall be reduced by an amount equal to 35% of the
21 assessed value of the property as determined by the
22 assessor for the property in the current assessment year
23 for the newly constructed residential real property or
24 based on the improvements to an existing residential real
25 property.

26 (e) The amount of the reduction for residential real

1 property meeting the conditions set forth in subparagraph (2)
2 of subsection (c) shall be calculated as follows:

3 (1) for the first, second, and third taxable year
4 after the residential real property is placed in service,
5 the residential real property is entitled to a reduction
6 in its assessed value in an amount equal to the difference
7 between the assessed value in the year for which the
8 incentive is sought and the assessed value for the
9 residential real property in the base year;

10 (2) for the fourth, fifth, and sixth taxable year
11 after the residential real property is placed in service,
12 the property is entitled to a reduction in its assessed
13 value in an amount equal to 80% of the difference between
14 the assessed value in the year for which the incentive is
15 sought and the assessed value for the residential real
16 property in the base year;

17 (3) for the seventh, eighth, and ninth taxable year
18 after the property is placed in service, the residential
19 real property is entitled to a reduction in its assessed
20 value in an amount equal to 60% of the difference between
21 the assessed value in the year for which the incentive is
22 sought and the assessed value for the residential real
23 property in the base year;

24 (4) for the tenth, eleventh, and twelfth taxable year
25 after the residential real property is placed in service,
26 the residential real property is entitled to a reduction

1 in its assessed value in an amount equal to 40% of the
2 difference between the assessed value in the year for
3 which the incentive is sought and the assessed value for
4 the residential real property in the base year; and

5 (5) for the thirteenth through the thirtieth taxable
6 year after the residential real property is placed in
7 service, the residential real property is entitled to a
8 reduction in its assessed value in an amount equal to 20%
9 of the difference between the assessed value in the year
10 for which the incentive is sought and the assessed value
11 for the residential real property in the base year.

12 (f) Application requirements.

13 (1) In order to receive the reduced valuation under
14 this Section, the owner must submit an application
15 containing the following information to the chief county
16 assessment officer for review in the form and by the date
17 required by the chief county assessment officer:

18 (A) the owner's name;

19 (B) the postal address and permanent index number
20 or numbers of the parcel or parcels for which the owner
21 is applying to receive reduced valuation under this
22 Section;

23 (C) a deed or other instrument conveying the
24 parcel or parcels to the current owner;

25 (D) written evidence that the new construction or
26 qualifying rehabilitation has been completed with

1 respect to the residential real property, including,
2 but not limited to, copies of building permits, a
3 notarized contractor's affidavit, and photographs of
4 the interior and exterior of the building after new
5 construction or rehabilitation is completed;

6 (E) written evidence that the residential real
7 property meets local building codes, or if there are
8 no local building codes, Housing Quality Standards, as
9 determined by the United States Department of Housing
10 and Urban Development;

11 (F) a list identifying the affordable units in
12 residential real property and a written statement that
13 the affordable units are comparable to the market rate
14 units in terms of unit type, number of bedrooms per
15 unit, quality of exterior appearance, energy
16 efficiency, and overall quality of construction;

17 (G) a written schedule certifying the rents in
18 each affordable unit and a written statement that
19 these rents do not exceed the maximum rents allowable
20 for the area in which the residential real property is
21 located;

22 (H) documentation from the administering agency
23 verifying the owner's participation in a qualifying
24 income-based rental subsidy program as defined in
25 subsection (e) of this Section if units receiving
26 rental subsidies are to be counted among the

1 affordable units in order to meet the thresholds
2 defined in this Section;

3 (I) a written statement identifying the household
4 income for every household occupying an affordable
5 unit and certifying that the household income does not
6 exceed the maximum income limits allowable for the
7 area in which the residential real property is
8 located;

9 (J) a written statement that the owner has
10 verified and retained documentation of household
11 income for every household occupying an affordable
12 unit; and

13 (K) any additional information consistent with
14 this Section as reasonably required by the chief
15 county assessment officer, including, but not limited
16 to, any information necessary to ensure compliance
17 with applicable local ordinances and to ensure the
18 owner is complying with the provisions of this
19 Section.

20 (1.1) In order for a development to receive the
21 reduced valuation under subsection (e), the owner must
22 provide evidence to the county assessor's office of a
23 fully executed project labor agreement entered into with
24 the applicable local building trades council, prior to
25 commencement of any and all construction, building,
26 renovation, demolition, or any material change to the

1 structure or land.

2 (2) The application requirements contained in
3 paragraph (1) of subsection (f) are continuing
4 requirements for the duration of the reduction in assessed
5 value received and may be annually or periodically
6 verified by the chief county assessment officer for the
7 county whereby the benefit is being issued.

8 (3) In lieu of submitting an application containing
9 the information prescribed in paragraph (1) of subsection
10 (f), the chief county assessment officer may allow for
11 submission of a substantially similar certification
12 granted by the Illinois Housing Development Authority or a
13 comparable local authority provided that the chief county
14 assessment officer independently verifies the veracity of
15 the certification with the Illinois Housing Development
16 Authority or comparable local authority.

17 (4) The chief county assessment officer shall notify
18 the owner as to whether or not the property meets the
19 requirements of this Section. If the property does not
20 meet the requirements of this Section, the chief county
21 assessment officer shall provide written notice of any
22 deficiencies to the owner, who shall then have 30 days
23 from the date of notification to provide supplemental
24 information showing compliance with this Section. The
25 chief county assessment officer shall, in its discretion,
26 grant additional time to cure any deficiency. If the owner

1 does not exercise this right to cure the deficiency, or if
2 the information submitted, in the sole judgment of the
3 chief county assessment officer, is insufficient to meet
4 the requirements of this Section, the chief county
5 assessment officer shall provide a written explanation of
6 the reasons for denial.

7 (5) The chief county assessment officer may charge a
8 reasonable application fee to offset the administrative
9 expenses associated with the program.

10 (6) The reduced valuation conferred by this Section is
11 limited as follows:

12 (A) The owner is eligible to apply for the reduced
13 valuation conferred by this Section beginning in the
14 first assessment year after the effective date of this
15 amendatory Act of the 102nd General Assembly through
16 December 31, 2037 ~~2027~~. If approved, the reduction
17 will be effective for the current assessment year,
18 which will be reflected in the tax bill issued in the
19 following calendar year. Owners that are approved for
20 the reduced valuation under paragraph (1) of
21 subsection (c) of this Section before December 31,
22 2027 shall, at minimum, be eligible for annual renewal
23 of the reduced valuation during an initial 10-year
24 period if annual certification requirements are met
25 for each of the 10 years, as described in subparagraph
26 (B) of paragraph (4) of subsection (d) of this

1 Section. If an owner is approved for the reduced
2 valuation conferred by this Section prior to December
3 31, 2037 and this Section is not subsequently
4 extended, this shall not disqualify or shorten the
5 maximum eligibility periods for any property approved
6 to receive a reduced valuation.

7 (B) Property receiving a reduction outlined in
8 paragraph (1) of subsection (c) of this Section shall
9 continue to be eligible for an initial period of up to
10 10 years if annual certification requirements are met
11 for each of the 10 years, but shall be extended for up
12 to 2 additional 10-year periods with annual renewals
13 if the owner continues to meet the requirements of
14 this Section, including annual certifications, and
15 excluding the requirements regarding new construction
16 or qualifying rehabilitation defined in subparagraph
17 (D) of paragraph (1) of this subsection.

18 (C) The annual certification materials in the year
19 prior to final year of eligibility for the reduction
20 in assessed value must include a dated copy of the
21 written notice provided to tenants informing them of
22 the date of the termination if the owner is not seeking
23 a renewal.

24 (D) If the property is sold or transferred, the
25 purchaser or transferee must comply with all
26 requirements of this Section, excluding the

1 requirements regarding new construction or qualifying
2 rehabilitation defined in subparagraph (D) of
3 paragraph (1) of this subsection, in order to continue
4 receiving the reduction in assessed value. Purchasers
5 and transferees who comply with all requirements of
6 this Section excluding the requirements regarding new
7 construction or qualifying rehabilitation defined in
8 subparagraph (D) of paragraph (1) of this subsection
9 are eligible to apply for renewal on the schedule set
10 by the initial application.

11 (E) (Blank). ~~The owner may apply for the reduced~~
12 ~~valuation if the residential real property meets all~~
13 ~~requirements of this Section and the newly constructed~~
14 ~~residential real property or improvements to existing~~
15 ~~residential real property were put in service on or~~
16 ~~after January 1, 2015. However, the initial 10 year~~
17 ~~eligibility period or 30 year eligibility period,~~
18 ~~depending on the applicable program, shall be reduced~~
19 ~~by the number of years between the placed in service~~
20 ~~date and the date the owner first receives this~~
21 ~~reduced valuation.~~

22 (F) The owner may apply for the reduced valuation
23 within 2 years after the newly constructed residential
24 real property or improvements to existing residential
25 real property are put in service. However, the initial
26 10-year eligibility period or 30-year eligibility

1 period, depending on the applicable program, shall be
2 reduced for the number of years between the placed in
3 service date and the date the owner first receives
4 this reduced valuation.

5 (G) Owners of a multifamily building receiving a
6 reduced valuation through the Cook County Class 9
7 program during the year in which this amendatory Act
8 of the 102nd General Assembly takes effect shall be
9 deemed automatically eligible for the reduced
10 valuation defined in paragraph (1) of subsection (c)
11 of this Section in terms of meeting the criteria for
12 new construction or substantial rehabilitation for a
13 specific multifamily building regardless of when the
14 newly constructed residential real property or
15 improvements to existing residential real property
16 were put in service. If a Cook County Class 9 owner had
17 Class 9 status revoked on or after January 1, 2017 but
18 can provide documents sufficient to prove that the
19 revocation was in error or any deficiencies leading to
20 the revocation have been cured, the chief county
21 assessment officer may deem the owner to be eligible.
22 However, owners may not receive both the reduced
23 valuation under this Section and the reduced valuation
24 under the Cook County Class 9 program in any single
25 assessment year. In addition, the number of years
26 during which an owner has participated in the Class 9

1 program shall count against the 3 10-year periods of
2 eligibility for the reduced valuation as defined in
3 subparagraph (1) of subsection (c) of this Section.

4 (H) At the completion of the assessment reduction
5 period described in this Section: the entire parcel
6 will be assessed as otherwise provided by law.

7 (7) If the chief county assessment officer has not
8 created application forms, the chief county assessment
9 officer shall make publicly available and accept
10 applications forms that shall be available to local
11 governments from the Illinois Department of Revenue. If a
12 county Internet website exists, the application materials,
13 as well as any other program requirements used by the
14 county (such as application deadlines, fees, and other
15 procedures required by the application) must be published
16 on that website, otherwise it must be available to the
17 public upon request at the office of the chief county
18 assessment officer.

19 (g) As used in this Section:

20 "Affordable units" means units that have rents that do not
21 exceed the maximum rents as defined in this Section.

22 "Assessed value for the residential real property in the
23 base year" means the assessed value used to calculate the tax
24 bill, as certified by the board of review, for the tax year
25 immediately prior to the tax year in which the building permit
26 is issued. For property assessed as other than residential

1 property, the "assessed value for the residential real
2 property in the base year" means the assessed value that would
3 have been obtained had the property been classified as
4 residential as derived from the board of review's certified
5 market value.

6 "Household income" includes the annual income for all the
7 people who occupy a housing unit that is anticipated to be
8 received from a source outside of the family during the
9 12-month period following admission or the annual
10 recertification, including related family members and all the
11 unrelated people who share the housing unit. Household income
12 includes the total of the following income sources: wages,
13 salaries and tips before any payroll deductions; net business
14 income; interest and dividends; payments in lieu of earnings,
15 such as unemployment and disability compensation, worker's
16 compensation and severance pay; Social Security income,
17 including lump sum payments; payments from insurance policies,
18 annuities, pensions, disability benefits and other types of
19 periodic payments, alimony, child support, and other regular
20 monetary contributions; and public assistance, except for
21 assistance from the Supplemental Nutrition Assistance Program
22 (SNAP). "Household income" does not include: earnings of
23 children under age 18; temporary income such as cash gifts;
24 reimbursement for medical expenses; lump sums from
25 inheritance, insurance payments, settlements for personal or
26 property losses; student financial assistance paid directly to

1 the student or to an educational institution; foster child
2 care payments; receipts from government-funded training
3 programs; assistance from the Supplemental Nutrition
4 Assistance Program (SNAP).

5 "Low affordability community" means (1) a municipality or
6 jurisdiction with less than 1,000,000 inhabitants in which 40%
7 or less of its total year-round housing units are affordable,
8 as determined by the Illinois Housing Development Authority
9 during the exemption determination process under the
10 Affordable Housing Planning and Appeal Act; (2) "D" zoning
11 districts as now or hereafter designated in the Chicago Zoning
12 Ordinance; or (3) a jurisdiction located in a municipality
13 with 1,000,000 or more inhabitants that has been designated as
14 a low affordability community by passage of a local ordinance
15 by that municipality, specifying the census tract or property
16 by permanent index number or numbers.

17 "Maximum income limits" means the maximum regular income
18 limits for 60% of area median income for the geographic area in
19 which the multifamily building is located for multifamily
20 programs as determined by the United States Department of
21 Housing and Urban Development and published annually by the
22 Illinois Housing Development Authority. A property may be
23 deemed to have satisfied the maximum income limits with a
24 weighted average if municipal, state, or federal laws,
25 ordinances, rules, or regulations requires the use of a
26 weighted average of no more than 60% of area median income for

1 that property.

2 "Maximum rent" means the maximum regular rent for 60% of
3 the area median income for the geographic area in which the
4 multifamily building is located for multifamily programs as
5 determined by the United States Department of Housing and
6 Urban Development and published annually by the Illinois
7 Housing Development Authority. To be eligible for the reduced
8 valuation defined in this Section, maximum rents are to be
9 consistent with the Illinois Housing Development Authority's
10 rules; or if the owner is leasing an affordable unit to a
11 household with an income at or below the maximum income limit
12 who is participating in qualifying income-based rental subsidy
13 program, "maximum rent" means the maximum rents allowable
14 under the guidelines of the qualifying income-based rental
15 subsidy program. A property may be deemed to have satisfied
16 the maximum rent with a weighted average if municipal, state,
17 or federal laws, ordinances, rules, or regulations requires
18 the use of a weighted average of no more than 60% of area
19 median income for that property.

20 "Qualifying income-based rental subsidy program" means a
21 Housing Choice Voucher issued by a housing authority under
22 Section 8 of the United States Housing Act of 1937, a tenant
23 voucher converted to a project-based voucher by a housing
24 authority or any other program administered or funded by a
25 housing authority, the Illinois Housing Development Authority,
26 another State agency, a federal agency, or a unit of local

1 government where participation is limited to households with
2 incomes at or below the maximum income limits as defined in
3 this Section and the tenants' portion of the rent payment is
4 based on a percentage of their income or a flat amount that
5 does not exceed the maximum rent as defined in this Section.

6 "Qualifying rehabilitation" means, at a minimum,
7 compliance with local building codes and the replacement or
8 renovation of at least 2 primary building systems to be
9 approved for the reduced valuation under paragraph (1) of
10 subsection (d) of this Section and at least 5 primary building
11 systems to be approved for the reduced valuation under
12 subsection (e) of this Section. Although the cost of each
13 primary building system may vary, to be approved for the
14 reduced valuation under paragraph (1) of subsection (d) of
15 this Section, the combined expenditure for making the building
16 compliant with local codes and replacing primary building
17 systems must be at least \$8 per square foot for work completed
18 between January 1 of the year in which this amendatory Act of
19 the 102nd General Assembly takes effect and December 31 of the
20 year in which this amendatory Act of the 102nd General
21 Assembly takes effect and, in subsequent years, \$8 adjusted by
22 the Consumer Price Index for All Urban Consumers, as published
23 annually by the U.S. Department of Labor. To be approved for
24 the reduced valuation under paragraph (2) of subsection (d) of
25 this Section, the combined expenditure for making the building
26 compliant with local codes and replacing primary building

1 systems must be at least \$12.50 per square foot for work
2 completed between January 1 of the year in which this
3 amendatory Act of the 102nd General Assembly takes effect and
4 December 31 of the year in which this amendatory Act of the
5 102nd General Assembly takes effect, and in subsequent years,
6 \$12.50 adjusted by the Consumer Price Index for All Urban
7 Consumers, as published annually by the U.S. Department of
8 Labor. To be approved for the reduced valuation under
9 subsection (e) of this Section, the combined expenditure for
10 making the building compliant with local codes and replacing
11 primary building systems must be at least \$60 per square foot
12 for work completed between January 1 of the year that this
13 amendatory Act of the 102nd General Assembly becomes effective
14 and December 31 of the year that this amendatory Act of the
15 102nd General Assembly becomes effective and, in subsequent
16 years, \$60 adjusted by the Consumer Price Index for All Urban
17 Consumers, as published annually by the U.S. Department of
18 Labor. On an annual basis, the Illinois Housing Development
19 Authority shall calculate and make available on its website
20 the minimum per square foot expenditure requirements to be
21 applicable statewide to be eligible for the reduced valuation
22 available under paragraphs (1) and (2) of subsection (d) of
23 this Section and subsection (e) of this Section. This shall
24 include the historical annual expenditure requirements
25 starting with calendar year 2021. "Primary building systems",
26 together with their related rehabilitations, specifically

1 approved for this program are:

2 (1) Electrical. All electrical work must comply with
3 applicable codes; it may consist of a combination of any
4 of the following alternatives:

5 (A) installing individual equipment and appliance
6 branch circuits as required by code (the minimum being
7 a kitchen appliance branch circuit);

8 (B) installing a new emergency service, including
9 emergency lighting with all associated conduits and
10 wiring;

11 (C) rewiring all existing feeder conduits ("home
12 runs") from the main switchgear to apartment area
13 distribution panels;

14 (D) installing new in-wall conduits for
15 receptacles, switches, appliances, equipment, and
16 fixtures;

17 (E) replacing power wiring for receptacles,
18 switches, appliances, equipment, and fixtures;

19 (F) installing new light fixtures throughout the
20 building including closets and central areas;

21 (G) replacing, adding, or doing work as necessary
22 to bring all receptacles, switches, and other
23 electrical devices into code compliance;

24 (H) installing a new main service, including
25 conduit, cables into the building, and main disconnect
26 switch; and

1 (I) installing new distribution panels, including
2 all panel wiring, terminals, circuit breakers, and all
3 other panel devices.

4 (2) Heating. All heating work must comply with
5 applicable codes; it may consist of a combination of any
6 of the following alternatives:

7 (A) installing a new system to replace one of the
8 following heat distribution systems:

9 (i) piping and heat radiating units, including
10 new main line venting and radiator venting; or

11 (ii) duct work, diffusers, and cold air
12 returns; or

13 (iii) any other type of existing heat
14 distribution and radiation/diffusion components;
15 or

16 (B) installing a new system to replace one of the
17 following heat generating units:

18 (i) hot water/steam boiler;

19 (ii) gas furnace; or

20 (iii) any other type of existing heat
21 generating unit.

22 (3) Plumbing. All plumbing work must comply with
23 applicable codes. Replace all or a part of the in-wall
24 supply and waste plumbing; however, main supply risers,
25 waste stacks and vents, and code-conforming waste lines
26 need not be replaced.

1 (4) Roofing. All roofing work must comply with
2 applicable codes; it may consist of either of the
3 following alternatives, separately or in combination:

4 (A) replacing all rotted roof decks and
5 insulation; or

6 (B) replacing or repairing leaking roof membranes
7 (10% is the suggested minimum replacement of
8 membrane); restoration of the entire roof is an
9 acceptable substitute for membrane replacement.

10 (5) Exterior doors and windows. Replace the exterior
11 doors and windows. Renovation of ornate entry doors is an
12 acceptable substitute for replacement.

13 (6) Floors, walls, and ceilings. Finishes must be
14 replaced or covered over with new material. Acceptable
15 replacement or covering materials are as follows:

16 (A) floors must have new carpeting, vinyl tile,
17 ceramic, refurbished wood finish, or a similar
18 substitute;

19 (B) walls must have new drywall, including joint
20 taping and painting; or

21 (C) new ceilings must be either drywall, suspended
22 type, or a similar material.

23 (7) Exterior walls.

24 (A) replace loose or crumbling mortar and masonry
25 with new material;

26 (B) replace or paint wall siding and trim as

1 needed;

2 (C) bring porches and balconies to a sound
3 condition; or

4 (D) any combination of (A), (B), and (C).

5 (8) Elevators. Where applicable, at least 4 of the
6 following 7 alternatives must be accomplished:

7 (A) replace or rebuild the machine room controls
8 and refurbish the elevator machine (or equivalent
9 mechanisms in the case of hydraulic elevators);

10 (B) replace hoistway electro-mechanical items
11 including: ropes, switches, limits, buffers, levelers,
12 and deflector sheaves (or equivalent mechanisms in the
13 case of hydraulic elevators);

14 (C) replace hoistway wiring;

15 (D) replace door operators and linkage;

16 (E) replace door panels at each opening;

17 (F) replace hall stations, car stations, and
18 signal fixtures; or

19 (G) rebuild the car shell and refinish the
20 interior.

21 (9) Health and safety.

22 (A) Install or replace fire suppression systems;

23 (B) install or replace security systems; or

24 (C) environmental remediation of lead-based paint,
25 asbestos, leaking underground storage tanks, or radon.

26 (10) Energy conservation improvements undertaken to

1 limit the amount of solar energy absorbed by a building's
2 roof or to reduce energy use for the property, including,
3 but not limited to, any of the following activities:

4 (A) installing or replacing reflective roof
5 coatings (flat roofs);

6 (B) installing or replacing R-49 roof insulation;

7 (C) installing or replacing R-19 perimeter wall
8 insulation;

9 (D) installing or replacing insulated entry doors;

10 (E) installing or replacing Low E, insulated
11 windows;

12 (F) installing or replacing WaterSense labeled
13 plumbing fixtures;

14 (G) installing or replacing 90% or better sealed
15 combustion heating systems;

16 (H) installing Energy Star hot water heaters;

17 (I) installing or replacing mechanical ventilation
18 to exterior for kitchens and baths;

19 (J) installing or replacing Energy Star
20 appliances;

21 (K) installing or replacing Energy Star certified
22 lighting in common areas; or

23 (L) installing or replacing grading and
24 landscaping to promote on-site water retention if the
25 retained water is used to replace water that is
26 provided from a municipal source.

1 (11) Accessibility improvements. All accessibility
2 improvements must comply with applicable codes. An owner
3 may make accessibility improvements to residential real
4 property to increase access for people with disabilities.
5 As used in this paragraph (11), "disability" has the
6 meaning given to that term in the Illinois Human Rights
7 Act. As used in this paragraph (11), "accessibility
8 improvements" means a home modification listed under the
9 Home Services Program administered by the Department of
10 Human Services (Part 686 of Title 89 of the Illinois
11 Administrative Code) including, but not limited to:
12 installation of ramps, grab bars, or wheelchair lifts;
13 widening doorways or hallways; re-configuring rooms and
14 closets; and any other changes to enhance the independence
15 of people with disabilities.

16 (12) Any applicant who has purchased the property in
17 an arm's length transaction not more than 90 days before
18 applying for this reduced valuation may use the cost of
19 rehabilitation or repairs required by documented code
20 violations, up to a maximum of \$2 per square foot, to meet
21 the qualifying rehabilitation requirements.

22 (Source: P.A. 102-175, eff. 7-29-21; 102-893, eff. 5-20-22.)