



## 104TH GENERAL ASSEMBLY

### State of Illinois

2025 and 2026

SB2706

Introduced 10/14/2025, by Sen. Sally J. Turner

#### SYNOPSIS AS INTRODUCED:

35 ILCS 200/10-600  
35 ILCS 200/10-720

Amends the Property Tax Code. In provisions concerning the valuation of wind energy devices, provides that, for taxable year 2026 and thereafter, the real property cost basis is \$588,000 per megawatt of nameplate capacity (currently, \$360,000 per megawatt of nameplate capacity). In provisions concerning the valuation of solar energy systems, provides that, for taxable year 2026 and thereafter, the real property cost basis is \$446,000 per megawatt of nameplate capacity (currently, \$218,000 per megawatt of nameplate capacity). Effective immediately.

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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 Sections 10-600 and 10-720 as follows:

6 (35 ILCS 200/10-600)

7 Sec. 10-600. Definitions. For the purposes of this  
8 Division 18:

9 "Wind energy device" means any device, with a nameplate  
10 capacity of at least 0.5 megawatts, that is used in the process  
11 of converting kinetic energy from the wind to generate  
12 electric power for commercial sale.

13 "~~Real2007—real~~ property cost basis" excludes personal  
14 property but represents both the land and real property  
15 improvements of a wind energy device and means: (1) \$360,000  
16 per megawatt of nameplate capacity for taxable years prior to  
17 taxable year 2026; and (2) \$588,000 per megawatt of nameplate  
18 capacity for taxable year 2026 and thereafter.

19 "Trending factor" means a number equal to the consumer  
20 price index (U.S. city average all items) published by the  
21 Bureau of Labor Statistics for the December immediately  
22 preceding the assessment date, divided by the consumer price  
23 index (U.S. city average all items) published by the Bureau of

1 Labor Statistics for December 2006.

2 "Trended real property cost basis" means the ~~2007~~ real  
3 property cost basis multiplied by the trending factor.

4 "Allowance for physical depreciation" means (i) the actual  
5 age in years of the wind energy device on the assessment date  
6 divided by 25 years multiplied by (ii) the trended real  
7 property cost basis. The physical depreciation, however, may  
8 not reduce the value of the wind energy device to less than 30%  
9 of the trended real property cost basis.

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

11 (35 ILCS 200/10-720)

12 Sec. 10-720. Definitions. For the purpose of this  
13 Division 20:

14 "Allowance for physical depreciation" means (i) the actual  
15 age in years of the commercial solar energy system on the  
16 assessment date divided by 25 years, multiplied by (ii) its  
17 trended real property cost basis. The physical depreciation,  
18 however, may not reduce the value of the commercial solar  
19 energy system to less than 30% of its trended real property  
20 cost basis.

21 "Commercial solar energy system" means any device or  
22 assembly of devices that (i) is ground installed and (ii) uses  
23 solar energy from the sun for generating electricity for the  
24 primary purpose of wholesale or retail sale and not primarily  
25 for consumption on the property on which the device or devices

1     reside.

2           "Commercial solar energy system real property cost basis"  
3     means the owner of a commercial solar energy system's interest  
4     in the land within the project boundaries and real property  
5     improvements and shall be calculated at: (1) \$218,000 per  
6     megawatt of nameplate capacity for taxable years prior to  
7     taxable year 2026; and (2) \$446,000 per megawatt of nameplate  
8     capacity for taxable year 2026 and thereafter. For the  
9     purposes of this Section, "nameplate capacity" has the same  
10    definition as found in Section 1-10 of the Illinois Power  
11    Agency Act.

12          "Ground installed" means the installation of a commercial  
13    solar energy system, with the primary purpose of solar energy  
14    generation for wholesale or retail sale, on a parcel or tract  
15    of land.

16          "Trended real property cost basis" means the commercial  
17    solar energy system real property cost basis multiplied by the  
18    trending factor.

19          "Trending factor" means a number equal to the Consumer  
20    Price Index (U.S. city average all items) published by the  
21    Bureau of Labor Statistics for the December immediately  
22    preceding the assessment date, divided by the Consumer Price  
23    Index (U.S. city average all items) published by the Bureau of  
24    Labor Statistics for December of 2017.

25    (Source: P.A. 100-781, eff. 8-10-18.)

26          Section 99. Effective date. This Act takes effect upon

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1 becoming law.