



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

SB2751

Introduced 1/13/2026, by Sen. Julie A. Morrison

SYNOPSIS AS INTRODUCED:

35 ILCS 200/15-172

Provides that, if and only if Senate Bill 642 of the 104th General Assembly becomes law in the form in which it passed both houses on October 31, 2025, then a provision in the Property Tax Code concerning the Low-Income Senior Citizens Assessment Freeze Homestead Exemption is amended by (i) specifying that, for taxable years 2029 and thereafter, the term "maximum income limitation" means the maximum income limitation for the immediately preceding taxable year, multiplied by one plus the percentage increase, if any, in the Consumer Price Index-U for the 12-month period ending in September of the calendar year immediately preceding the taxable year for which the limitation is calculated and (ii) adding a definition of the term "Consumer Price Index-u". Effective upon becoming law or on the date Senate Bill 642 of the 104th General Assembly takes effect, whichever is later.

LRB104 16600 HLH 30000 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. If and only if Senate Bill 642 of the 104th
5 General Assembly becomes law in the form in which it passed
6 both houses on October 31, 2025, then the Property Tax Code is
7 amended by changing Section 15-172 as follows:

8 (35 ILCS 200/15-172)

9 Sec. 15-172. Low-Income Senior Citizens Assessment Freeze
10 Homestead Exemption.

11 (a) This Section may be cited as the Low-Income Senior
12 Citizens Assessment Freeze Homestead Exemption.

13 (b) As used in this Section:

14 "Applicant" means an individual who has filed an
15 application under this Section.

16 "Base amount" means the base year equalized assessed value
17 of the residence plus the first year's equalized assessed
18 value of any added improvements which increased the assessed
19 value of the residence after the base year.

20 "Base year" means the taxable year prior to the taxable
21 year for which the applicant first qualifies and applies for
22 the exemption provided that in the prior taxable year the
23 property was improved with a permanent structure that was

1 occupied as a residence by the applicant who was liable for
2 paying real property taxes on the property and who was either
3 (i) an owner of record of the property or had legal or
4 equitable interest in the property as evidenced by a written
5 instrument or (ii) had a legal or equitable interest as a
6 lessee in the parcel of property that was single family
7 residence. If in any subsequent taxable year for which the
8 applicant applies and qualifies for the exemption the
9 equalized assessed value of the residence is less than the
10 equalized assessed value in the existing base year (provided
11 that such equalized assessed value is not based on an assessed
12 value that results from a temporary irregularity in the
13 property that reduces the assessed value for one or more
14 taxable years), then that subsequent taxable year shall become
15 the base year until a new base year is established under the
16 terms of this paragraph. For taxable year 1999 only, the Chief
17 County Assessment Officer shall review (i) all taxable years
18 for which the applicant applied and qualified for the
19 exemption and (ii) the existing base year. The assessment
20 officer shall select as the new base year the year with the
21 lowest equalized assessed value. An equalized assessed value
22 that is based on an assessed value that results from a
23 temporary irregularity in the property that reduces the
24 assessed value for one or more taxable years shall not be
25 considered the lowest equalized assessed value. The selected
26 year shall be the base year for taxable year 1999 and

1 thereafter until a new base year is established under the
2 terms of this paragraph.

3 "Chief County Assessment Officer" means the County
4 Assessor or Supervisor of Assessments of the county in which
5 the property is located.

6 "Consumer Price Index-u" means the index published by the
7 Bureau of Labor Statistics of the United States Department of
8 Labor that measures the average change in prices of goods and
9 services purchased by all urban consumers, United States city
10 average, all items, 1982-84=100.

11 "Equalized assessed value" means the assessed value as
12 equalized by the Illinois Department of Revenue.

13 "Household" means the applicant, the spouse of the
14 applicant, and all persons using the residence of the
15 applicant as their principal place of residence.

16 "Household income" means the combined income of the
17 members of a household for the calendar year preceding the
18 taxable year.

19 "Income" has the same meaning as provided in Section 3.07
20 of the Senior Citizens and Persons with Disabilities Property
21 Tax Relief Act, except that, beginning in assessment year
22 2001, "income" does not include veteran's benefits.

23 "Internal Revenue Code of 1986" means the United States
24 Internal Revenue Code of 1986 or any successor law or laws
25 relating to federal income taxes in effect for the year
26 preceding the taxable year.

1 "Life care facility that qualifies as a cooperative" means
2 a facility as defined in Section 2 of the Life Care Facilities
3 Act.

4 "Maximum income limitation" means:

5 (1) \$35,000 prior to taxable year 1999;

6 (2) \$40,000 in taxable years 1999 through 2003;

7 (3) \$45,000 in taxable years 2004 through 2005;

8 (4) \$50,000 in taxable years 2006 and 2007;

9 (5) \$55,000 in taxable years 2008 through 2016;

10 (6) for taxable year 2017, (i) \$65,000 for qualified
11 property located in a county with 3,000,000 or more
12 inhabitants and (ii) \$55,000 for qualified property
13 located in a county with fewer than 3,000,000 inhabitants;

14 (7) for taxable years 2018 through 2025, \$65,000 for
15 all qualified property;

16 (8) for taxable year 2026, \$75,000 for all qualified
17 property;

18 (9) for taxable year 2027, \$77,000 for all qualified
19 property; ~~and~~

20 (10) for taxable year ~~years~~ 2028 ~~and thereafter~~,
21 \$79,000 for all qualified property; ~~and-~~

22 (11) for taxable years 2029 and thereafter, the
23 maximum income limitation for the immediately preceding
24 taxable year, multiplied by one plus the percentage
25 increase, if any, in the Consumer Price Index-U for the
26 12-month period ending in September of the calendar year

1 immediately preceding the taxable year for which the
2 limitation is calculated.

3 As an alternative income valuation, a homeowner who is
4 enrolled in any of the following programs may be presumed to
5 have household income that does not exceed the maximum income
6 limitation for that tax year as required by this Section: Aid
7 to the Aged, Blind or Disabled (AABD) Program or the
8 Supplemental Nutrition Assistance Program (SNAP), both of
9 which are administered by the Department of Human Services;
10 the Low Income Home Energy Assistance Program (LIHEAP), which
11 is administered by the Department of Commerce and Economic
12 Opportunity; The Benefit Access program, which is administered
13 by the Department on Aging; and the Senior Citizens Real
14 Estate Tax Deferral Program.

15 A chief county assessment officer may indicate that he or
16 she has verified an applicant's income eligibility for this
17 exemption but may not report which program or programs, if
18 any, enroll the applicant. Release of personal information
19 submitted pursuant to this Section shall be deemed an
20 unwarranted invasion of personal privacy under the Freedom of
21 Information Act.

22 "Residence" means the principal dwelling place and
23 appurtenant structures used for residential purposes in this
24 State occupied on January 1 of the taxable year by a household
25 and so much of the surrounding land, constituting the parcel
26 upon which the dwelling place is situated, as is used for

1 residential purposes. If the Chief County Assessment Officer
2 has established a specific legal description for a portion of
3 property constituting the residence, then that portion of
4 property shall be deemed the residence for the purposes of
5 this Section.

6 "Taxable year" means the calendar year during which ad
7 valorem property taxes payable in the next succeeding year are
8 levied.

9 (c) Beginning in taxable year 1994, a low-income senior
10 citizens assessment freeze homestead exemption is granted for
11 real property that is improved with a permanent structure that
12 is occupied as a residence by an applicant who (i) is 65 years
13 of age or older during the taxable year, (ii) has a household
14 income that does not exceed the maximum income limitation,
15 (iii) is liable for paying real property taxes on the
16 property, and (iv) is an owner of record of the property or has
17 a legal or equitable interest in the property as evidenced by a
18 written instrument. This homestead exemption shall also apply
19 to a leasehold interest in a parcel of property improved with a
20 permanent structure that is a single family residence that is
21 occupied as a residence by a person who (i) is 65 years of age
22 or older during the taxable year, (ii) has a household income
23 that does not exceed the maximum income limitation, (iii) has
24 a legal or equitable ownership interest in the property as
25 lessee, and (iv) is liable for the payment of real property
26 taxes on that property.

1 In counties of 3,000,000 or more inhabitants, the amount
2 of the exemption for all taxable years is the equalized
3 assessed value of the residence in the taxable year for which
4 application is made minus the base amount. In all other
5 counties, the amount of the exemption is as follows: (i)
6 through taxable year 2005 and for taxable year 2007 and
7 thereafter, the amount of this exemption shall be the
8 equalized assessed value of the residence in the taxable year
9 for which application is made minus the base amount; and (ii)
10 for taxable year 2006, the amount of the exemption is as
11 follows:

12 (1) For an applicant who has a household income of
13 \$45,000 or less, the amount of the exemption is the
14 equalized assessed value of the residence in the taxable
15 year for which application is made minus the base amount.

16 (2) For an applicant who has a household income
17 exceeding \$45,000 but not exceeding \$46,250, the amount of
18 the exemption is (i) the equalized assessed value of the
19 residence in the taxable year for which application is
20 made minus the base amount (ii) multiplied by 0.8.

21 (3) For an applicant who has a household income
22 exceeding \$46,250 but not exceeding \$47,500, the amount of
23 the exemption is (i) the equalized assessed value of the
24 residence in the taxable year for which application is
25 made minus the base amount (ii) multiplied by 0.6.

26 (4) For an applicant who has a household income

1 exceeding \$47,500 but not exceeding \$48,750, the amount of
2 the exemption is (i) the equalized assessed value of the
3 residence in the taxable year for which application is
4 made minus the base amount (ii) multiplied by 0.4.

5 (5) For an applicant who has a household income
6 exceeding \$48,750 but not exceeding \$50,000, the amount of
7 the exemption is (i) the equalized assessed value of the
8 residence in the taxable year for which application is
9 made minus the base amount (ii) multiplied by 0.2.

10 When the applicant is a surviving spouse of an applicant
11 for a prior year for the same residence for which an exemption
12 under this Section has been granted, the base year and base
13 amount for that residence are the same as for the applicant for
14 the prior year.

15 Each year at the time the assessment books are certified
16 to the County Clerk, the Board of Review or Board of Appeals
17 shall give to the County Clerk a list of the assessed values of
18 improvements on each parcel qualifying for this exemption that
19 were added after the base year for this parcel and that
20 increased the assessed value of the property.

21 In the case of land improved with an apartment building
22 owned and operated as a cooperative or a building that is a
23 life care facility that qualifies as a cooperative, the
24 maximum reduction from the equalized assessed value of the
25 property is limited to the sum of the reductions calculated
26 for each unit occupied as a residence by a person or persons

1 (i) 65 years of age or older, (ii) with a household income that
2 does not exceed the maximum income limitation, (iii) who is
3 liable, by contract with the owner or owners of record, for
4 paying real property taxes on the property, and (iv) who is an
5 owner of record of a legal or equitable interest in the
6 cooperative apartment building, other than a leasehold
7 interest. In the instance of a cooperative where a homestead
8 exemption has been granted under this Section, the cooperative
9 association or its management firm shall credit the savings
10 resulting from that exemption only to the apportioned tax
11 liability of the owner who qualified for the exemption. Any
12 person who willfully refuses to credit that savings to an
13 owner who qualifies for the exemption is guilty of a Class B
14 misdemeanor.

15 When a homestead exemption has been granted under this
16 Section and an applicant then becomes a resident of a facility
17 licensed under the Assisted Living and Shared Housing Act, the
18 Nursing Home Care Act, the Specialized Mental Health
19 Rehabilitation Act of 2013, the ID/DD Community Care Act, or
20 the MC/DD Act, the exemption shall be granted in subsequent
21 years so long as the residence (i) continues to be occupied by
22 the qualified applicant's spouse or (ii) if remaining
23 unoccupied, is still owned by the qualified applicant for the
24 homestead exemption.

25 Beginning January 1, 1997, when an individual dies who
26 would have qualified for an exemption under this Section, and

1 the surviving spouse does not independently qualify for this
2 exemption because of age, the exemption under this Section
3 shall be granted to the surviving spouse for the taxable year
4 preceding and the taxable year of the death, provided that,
5 except for age, the surviving spouse meets all other
6 qualifications for the granting of this exemption for those
7 years.

8 When married persons maintain separate residences, the
9 exemption provided for in this Section may be claimed by only
10 one of such persons and for only one residence.

11 For taxable year 1994 only, in counties having less than
12 3,000,000 inhabitants, to receive the exemption, a person
13 shall submit an application by February 15, 1995 to the Chief
14 County Assessment Officer of the county in which the property
15 is located. In counties having 3,000,000 or more inhabitants,
16 for taxable year 1994 and all subsequent taxable years, to
17 receive the exemption, a person may submit an application to
18 the Chief County Assessment Officer of the county in which the
19 property is located during such period as may be specified by
20 the Chief County Assessment Officer. The Chief County
21 Assessment Officer in counties of 3,000,000 or more
22 inhabitants shall annually give notice of the application
23 period by mail or by publication. In counties having less than
24 3,000,000 inhabitants, beginning with taxable year 1995 and
25 thereafter, to receive the exemption, a person shall submit an
26 application by July 1 of each taxable year to the Chief County

1 Assessment Officer of the county in which the property is
2 located. A county may, by ordinance, establish a date for
3 submission of applications that is different than July 1. The
4 applicant shall submit with the application an affidavit of
5 the applicant's total household income, age, marital status
6 (and if married the name and address of the applicant's
7 spouse, if known), and principal dwelling place of members of
8 the household on January 1 of the taxable year. The Department
9 shall establish, by rule, a method for verifying the accuracy
10 of affidavits filed by applicants under this Section, and the
11 Chief County Assessment Officer may conduct audits of any
12 taxpayer claiming an exemption under this Section to verify
13 that the taxpayer is eligible to receive the exemption. Each
14 application shall contain or be verified by a written
15 declaration that it is made under the penalties of perjury. A
16 taxpayer's signing a fraudulent application under this Act is
17 perjury, as defined in Section 32-2 of the Criminal Code of
18 2012. The applications shall be clearly marked as applications
19 for the Low-Income Senior Citizens Assessment Freeze Homestead
20 Exemption and must contain a notice that any taxpayer who
21 receives the exemption is subject to an audit by the Chief
22 County Assessment Officer.

23 Notwithstanding any other provision to the contrary, in
24 counties having fewer than 3,000,000 inhabitants, if an
25 applicant fails to file the application required by this
26 Section in a timely manner and this failure to file is due to a

1 mental or physical condition sufficiently severe so as to
2 render the applicant incapable of filing the application in a
3 timely manner, the Chief County Assessment Officer may extend
4 the filing deadline for a period of 30 days after the applicant
5 regains the capability to file the application, but in no case
6 may the filing deadline be extended beyond 3 months of the
7 original filing deadline. In order to receive the extension
8 provided in this paragraph, the applicant shall provide the
9 Chief County Assessment Officer with a signed statement from
10 the applicant's physician, advanced practice registered nurse,
11 or physician assistant stating the nature and extent of the
12 condition, that, in the physician's, advanced practice
13 registered nurse's, or physician assistant's opinion, the
14 condition was so severe that it rendered the applicant
15 incapable of filing the application in a timely manner, and
16 the date on which the applicant regained the capability to
17 file the application.

18 Beginning January 1, 1998, notwithstanding any other
19 provision to the contrary, in counties having fewer than
20 3,000,000 inhabitants, if an applicant fails to file the
21 application required by this Section in a timely manner and
22 this failure to file is due to a mental or physical condition
23 sufficiently severe so as to render the applicant incapable of
24 filing the application in a timely manner, the Chief County
25 Assessment Officer may extend the filing deadline for a period
26 of 3 months. In order to receive the extension provided in this

1 paragraph, the applicant shall provide the Chief County
2 Assessment Officer with a signed statement from the
3 applicant's physician, advanced practice registered nurse, or
4 physician assistant stating the nature and extent of the
5 condition, and that, in the physician's, advanced practice
6 registered nurse's, or physician assistant's opinion, the
7 condition was so severe that it rendered the applicant
8 incapable of filing the application in a timely manner.

9 In counties having less than 3,000,000 inhabitants, if an
10 applicant was denied an exemption in taxable year 1994 and the
11 denial occurred due to an error on the part of an assessment
12 official, or his or her agent or employee, then beginning in
13 taxable year 1997 the applicant's base year, for purposes of
14 determining the amount of the exemption, shall be 1993 rather
15 than 1994. In addition, in taxable year 1997, the applicant's
16 exemption shall also include an amount equal to (i) the amount
17 of any exemption denied to the applicant in taxable year 1995
18 as a result of using 1994, rather than 1993, as the base year,
19 (ii) the amount of any exemption denied to the applicant in
20 taxable year 1996 as a result of using 1994, rather than 1993,
21 as the base year, and (iii) the amount of the exemption
22 erroneously denied for taxable year 1994.

23 For purposes of this Section, a person who will be 65 years
24 of age during the current taxable year shall be eligible to
25 apply for the homestead exemption during that taxable year.
26 Application shall be made during the application period in

1 effect for the county of his or her residence.

2 The Chief County Assessment Officer may determine the
3 eligibility of a life care facility that qualifies as a
4 cooperative to receive the benefits provided by this Section
5 by use of an affidavit, application, visual inspection,
6 questionnaire, or other reasonable method in order to insure
7 that the tax savings resulting from the exemption are credited
8 by the management firm to the apportioned tax liability of
9 each qualifying resident. The Chief County Assessment Officer
10 may request reasonable proof that the management firm has so
11 credited that exemption.

12 Except as provided in this Section, all information
13 received by the chief county assessment officer or the
14 Department from applications filed under this Section, or from
15 any investigation conducted under the provisions of this
16 Section, shall be confidential, except for official purposes
17 or pursuant to official procedures for collection of any State
18 or local tax or enforcement of any civil or criminal penalty or
19 sanction imposed by this Act or by any statute or ordinance
20 imposing a State or local tax. Any person who divulges any such
21 information in any manner, except in accordance with a proper
22 judicial order, is guilty of a Class A misdemeanor.

23 Nothing contained in this Section shall prevent the
24 Director or chief county assessment officer from publishing or
25 making available reasonable statistics concerning the
26 operation of the exemption contained in this Section in which

1 the contents of claims are grouped into aggregates in such a
2 way that information contained in any individual claim shall
3 not be disclosed.

4 Notwithstanding any other provision of law, for taxable
5 year 2017 and thereafter, in counties of 3,000,000 or more
6 inhabitants, the amount of the exemption shall be the greater
7 of (i) the amount of the exemption otherwise calculated under
8 this Section or (ii) \$2,000.

9 (c-5) Notwithstanding any other provision of law, each
10 chief county assessment officer may approve this exemption for
11 the 2020 taxable year, without application, for any property
12 that was approved for this exemption for the 2019 taxable
13 year, provided that:

14 (1) the county board has declared a local disaster as
15 provided in the Illinois Emergency Management Agency Act
16 related to the COVID-19 public health emergency;

17 (2) the owner of record of the property as of January
18 1, 2020 is the same as the owner of record of the property
19 as of January 1, 2019;

20 (3) the exemption for the 2019 taxable year has not
21 been determined to be an erroneous exemption as defined by
22 this Code; and

23 (4) the applicant for the 2019 taxable year has not
24 asked for the exemption to be removed for the 2019 or 2020
25 taxable years.

26 Nothing in this subsection shall preclude or impair the

1 authority of a chief county assessment officer to conduct
2 audits of any taxpayer claiming an exemption under this
3 Section to verify that the taxpayer is eligible to receive the
4 exemption as provided elsewhere in this Section.

5 (c-10) Notwithstanding any other provision of law, each
6 chief county assessment officer may approve this exemption for
7 the 2021 taxable year, without application, for any property
8 that was approved for this exemption for the 2020 taxable
9 year, if:

10 (1) the county board has declared a local disaster as
11 provided in the Illinois Emergency Management Agency Act
12 related to the COVID-19 public health emergency;

13 (2) the owner of record of the property as of January
14 1, 2021 is the same as the owner of record of the property
15 as of January 1, 2020;

16 (3) the exemption for the 2020 taxable year has not
17 been determined to be an erroneous exemption as defined by
18 this Code; and

19 (4) the taxpayer for the 2020 taxable year has not
20 asked for the exemption to be removed for the 2020 or 2021
21 taxable years.

22 Nothing in this subsection shall preclude or impair the
23 authority of a chief county assessment officer to conduct
24 audits of any taxpayer claiming an exemption under this
25 Section to verify that the taxpayer is eligible to receive the
26 exemption as provided elsewhere in this Section.

1 (d) Each Chief County Assessment Officer shall annually
2 publish a notice of availability of the exemption provided
3 under this Section. The notice shall be published at least 60
4 days but no more than 75 days prior to the date on which the
5 application must be submitted to the Chief County Assessment
6 Officer of the county in which the property is located. The
7 notice shall appear in a newspaper of general circulation in
8 the county.

9 Notwithstanding Sections 6 and 8 of the State Mandates
10 Act, no reimbursement by the State is required for the
11 implementation of any mandate created by this Section.

12 (Source: P.A. 101-635, eff. 6-5-20; 102-136, eff. 7-23-21;
13 102-895, eff. 5-23-22; 10400SB0642enr.)

14 Section 99. Effective date. This Act takes effect upon
15 becoming law or on the date Senate Bill 642 of the 104th
16 General Assembly takes effect, whichever is later.