



102ND GENERAL ASSEMBLY

State of Illinois

2021 and 2022

HB2534

Introduced 2/19/2021, by Rep. Thomas M. Bennett

SYNOPSIS AS INTRODUCED:

20 ILCS 3805/7.32 new
35 ILCS 200/21-256 new
30 ILCS 105/5.935 new

Amends the Illinois Housing Development Act. Provides that the Illinois Housing Development Authority shall establish and administer a Land Bank Operations Program to make annual grants to intergovernmental or county land bank authorities. Requires the Illinois Housing Development Authority to maintain a Technical Assistance Network for the Land Bank Operations Program. Amends the Property Tax Code. Provides that tax purchasers shall pay to the county collector a land bank operations fee of \$200 for each certificate purchased. Provides that the proceeds from the fee shall be disbursed as follows: (i) 95% of the proceeds shall be remitted to the State Treasurer for deposit into the Land Bank Operations Fund; and (ii) 5% may be retained by the county collector. Provides that moneys in the Land Bank Operations Fund shall be used for the Land Bank Operations Program. Amends the State Finance Act to create the Land Bank Operations Fund.

LRB102 11460 HLH 16794 b

FISCAL NOTE ACT
MAY APPLY

HOUSING
AFFORDABILITY
IMPACT NOTE ACT
MAY APPLY

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 Illinois Housing Development Act is amended
5 by adding Section 7.32 as follows:

6 (20 ILCS 3805/7.32 new)

7 Sec. 7.32. Land Bank Operations Program.

8 (a) The Authority shall establish and administer a Land
9 Bank Operations Program. The Authority shall use moneys in the
10 Land Bank Operations Fund, and any other funds appropriated
11 for this purpose, to make annual grants to intergovernmental
12 or county land bank authorities, which are comprised of units
13 of local government through an intergovernmental agreement or
14 ordinance creating a land bank to assist with acquisition,
15 management, disposition and revitalization of vacant and
16 abandoned properties.

17 (b) The Authority shall maintain a Technical Assistance
18 Network for the Land Bank Operations Program. The Authority
19 shall use moneys in the Land Bank Operations Fund, and any
20 other funds appropriated for this purpose to provide grant
21 recipients with services from for-profit or not-for-profit
22 organizations with demonstrated experience with land banking.

23 (c) The Authority shall retain an amount not greater than

1 5% of the annual appropriated funds for administrative costs
2 associated with the administration of the Land Bank Operations
3 Program.

4 Section 10. The Property Tax Code is amended by adding
5 Section 21-256 as follows:

6 (35 ILCS 200/21-256 new)

7 Sec. 21-256. Land Bank Operations Fee.

8 (a) Except when the county bids as trustee for taxing
9 districts pursuant to Section 21-90, all purchasers of tax
10 certificates at a sale under this Code shall pay to the county
11 collector, prior to the issuance of any tax certificate, a
12 land bank operations fee of \$200 for each certificate
13 purchased. The land bank operations fee shall not be posted to
14 the tax judgment, sale and redemption, and forfeiture record,
15 and shall not be included in the amount of redemption or refund
16 paid to the tax purchaser under any other Section of this Code.

17 (b) Fees collected under this Section shall disbursed
18 within 60 days after receipt by the county collector as
19 follows: (i) 95% of the proceeds shall be remitted to the State
20 Treasurer for deposit into the Land Bank Operations Fund, a
21 special fund in the State treasury; and (ii) 5% may be retained
22 by the county collector to defray administrative expenses
23 related to implementation of this Section. Moneys in the Land
24 Bank Operations Fund shall be expended for the purposes set

1 forth in Section 7.32 of the Illinois Housing Development Act.
2 Notwithstanding any other law to the contrary, the Land Bank
3 Operations Fund is not subject to sweeps, administrative
4 charge-backs, or any other fiscal maneuver that would in any
5 way transfer any amounts from the Land Bank Operations Fund
6 into any other fund of the State.

7 Section 15. The State Finance Act is amended by adding
8 Section 5.935 as follows:

9 (30 ILCS 105/5.935 new)

10 Sec. 5.935. The Land Bank Operations Fund.