

SB2255



102ND GENERAL ASSEMBLY

State of Illinois

2021 and 2022

SB2255

Introduced 2/26/2021, by Sen. Win Stoller

SYNOPSIS AS INTRODUCED:

35 ILCS 200/15-180

Amends the Property Tax Code. Provides that homestead property that is newly constructed is entitled to a homestead exemption limited to \$75,000 per year in fair cash value, if that property is owned and used exclusively for a residential purpose, regardless of whether or not that property has been rebuilt following a catastrophic event. Provides that chief county assessment officer shall award not more than \$5,000,000 in exemptions under those provisions in any taxable year for property that has not been improved or newly constructed following a catastrophic event. Effective immediately.

LRB102 10126 HLH 15448 b

FISCAL NOTE ACT
MAY APPLY

HOUSING
AFFORDABILITY
IMPACT NOTE ACT
MAY APPLY

A BILL FOR

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 15-180 as follows:

6 (35 ILCS 200/15-180)

7 Sec. 15-180. Homestead improvements. Homestead properties
8 that have been improved and residential structures on
9 homestead property that have been rebuilt following a
10 catastrophic event are entitled to a homestead improvement
11 exemption, limited to \$30,000 per year through December 31,
12 1997, \$45,000 beginning January 1, 1998 and through December
13 31, 2003, and \$75,000 per year for that homestead property
14 beginning January 1, 2004 and thereafter, in fair cash value,
15 when that property is owned and used exclusively for a
16 residential purpose and upon demonstration that a proposed
17 increase in assessed value is attributable solely to a new
18 improvement of an existing structure or the rebuilding of a
19 residential structure following a catastrophic event. To be
20 eligible for an exemption under this Section after a
21 catastrophic event, the residential structure must be rebuilt
22 within 2 years after the catastrophic event. The exemption for
23 rebuilt structures under this Section applies to the increase

1 in value of the rebuilt structure over the value of the
2 structure before the catastrophic event. Beginning in taxable
3 year 2022, homestead property that is newly constructed is
4 entitled to a homestead exemption limited to \$75,000 per year
5 in fair cash value, if that property is owned and used
6 exclusively for a residential purpose, regardless of whether
7 or not that property has been rebuilt following a catastrophic
8 event. The chief county assessment officer shall award not
9 more than \$5,000,000 in exemptions under this Section in any
10 taxable year for property that has not been improved or newly
11 constructed following a catastrophic event; that \$5,000,000 in
12 exemptions shall be awarded on a first-come-first-served
13 basis. The amount of the exemption shall be limited to the fair
14 cash value added by the new improvement or rebuilding and
15 shall continue for 4 years from the date the improvement or
16 rebuilding is completed and occupied, or until the next
17 following general assessment of that property, whichever is
18 later.

19 A proclamation of disaster by the President of the United
20 States or Governor of the State of Illinois is not a
21 prerequisite to the classification of an occurrence as a
22 catastrophic event under this Section. A "catastrophic event"
23 may include an occurrence of widespread or severe damage or
24 loss of property resulting from any catastrophic cause
25 including but not limited to fire, including arson (provided
26 the fire was not caused by the willful action of an owner or

1 resident of the property), flood, earthquake, wind, storm,
2 explosion, or extended periods of severe inclement weather. In
3 the case of a residential structure affected by flooding, the
4 structure shall not be eligible for this homestead improvement
5 exemption unless it is located within a local jurisdiction
6 which is participating in the National Flood Insurance
7 Program.

8 In counties of less than 3,000,000 inhabitants, in
9 addition to the notice requirement under Section 12-30, a
10 supervisor of assessments, county assessor, or township or
11 multi-township assessor responsible for adding an assessable
12 improvement to a residential property's assessment shall
13 either notify a taxpayer whose assessment has been changed
14 since the last preceding assessment that he or she may be
15 eligible for the exemption provided under this Section or
16 shall grant the exemption automatically.

17 Beginning January 1, 1999, in counties of 3,000,000 or
18 more inhabitants, an application for a homestead improvement
19 exemption for a residential structure that has been rebuilt
20 following a catastrophic event must be submitted to the Chief
21 County Assessment Officer with a valuation complaint and a
22 copy of the building permit to rebuild the structure. The
23 Chief County Assessment Officer may require additional
24 documentation which must be provided by the applicant.

25 Notwithstanding Sections 6 and 8 of the State Mandates
26 Act, no reimbursement by the State is required for the

1 implementation of any mandate created by this Section.

2 (Source: P.A. 93-715, eff. 7-12-04.)

3 Section 99. Effective date. This Act takes effect upon
4 becoming law.