



103RD GENERAL ASSEMBLY

State of Illinois

2023 and 2024

HB1625

Introduced 2/1/2023, by Rep. Dan Swanson

SYNOPSIS AS INTRODUCED:

70 ILCS 705/10a

from Ch. 127 1/2, par. 30a

Amends the Fire Protection District Act. Provides that, when selling surplus real estate of a fire protection district, the value of the surplus real estate shall be determined by a written MAI certified appraisal or by a written certified appraisal of a State certified or licensed real estate appraiser (currently, by only a written MAI certified appraisal conducted by a State certified or licensed real estate appraiser).

LRB103 05892 AWJ 50913 b

1 AN ACT concerning local government.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 5. The Fire Protection District Act is amended by
5 changing Section 10a as follows:

6 (70 ILCS 705/10a) (from Ch. 127 1/2, par. 30a)

7 Sec. 10a. Sale or exchange of property.

8 (a) The board of trustees of any fire protection district
9 incorporated under this Act may sell, lease or exchange
10 personalty and may sell or lease realty owned by the district
11 and no longer needed for fire protection purposes. Except as
12 provided in subsection (b), any realty sold pursuant to this
13 Section shall be sold to the highest and best bidder either at
14 public auction or on sealed bids. Notice of the public auction
15 or of the receipt of bids shall be published at least once in a
16 newspaper having a general circulation in the district or
17 posted in at least ten public places in the district at least
18 ten days before the date of the auction or the receipt of bids.

19 (b) The board of trustees may, by resolution, authorize
20 the sale of surplus real estate. The value of the surplus real
21 estate shall be determined by a written MAI certified
22 appraisal or by a written certified appraisal of ~~conducted by~~
23 a State certified or licensed real estate appraiser. The

1 appraisal must be available for public inspection. The
2 resolution may direct the sale to be conducted directly by the
3 board of trustees or by listing with local, licensed real
4 estate agencies, in which case the terms of the agent's
5 compensation must be included in the resolution. The
6 resolution must also include pertinent information concerning
7 the size, use, and zoning of the real estate and the terms of
8 the sale. The resolution must be published at the first
9 opportunity after the adoption of the resolution in a
10 newspaper of general circulation published in the district or,
11 if no newspaper is published in the district, a newspaper of
12 general circulation published in the county in which the
13 district is located. The board of trustees may accept any
14 contract proposal that the board determines is in the best
15 interest of the district, provided, however, that the sale
16 price may not be less than 80% of the appraised value of the
17 real estate.

18 (c) Nothing in this Section prevents a fire protection
19 district from transferring realty to another municipal
20 corporation or political subdivision pursuant to the Local
21 Government Property Transfer Act.

22 (Source: P.A. 91-68, eff. 1-1-00.)