



103RD GENERAL ASSEMBLY

State of Illinois

2023 and 2024

HB5273

Introduced 2/9/2024, by Rep. Stephanie A. Kifowit

SYNOPSIS AS INTRODUCED:

35 ILCS 200/15-87 new

Amends the Property Tax Code. Creates a reduction in the equalized assessed value of property containing a qualified nursing home in an amount equal to 50% of the equalized assessed value of the nursing home property. Provides that a qualified nursing home is a facility licensed under the Nursing Home Care Act that is located in a census tract with a median household income of less than 150% of the federal poverty level and that has a resident population that is at least 90% Medicaid eligible. Effective immediately.

LRB103 38024 HLH 68156 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. The Property Tax Code is amended by adding
5 Section 15-87 as follows:

6 (35 ILCS 200/15-87 new)

7 Sec. 15-87. Nursing home reduced valuation.

8 (a) Notwithstanding any other provision of law, for
9 taxable year 2025 and thereafter, property containing a
10 qualified nursing home is entitled to a reduction in its
11 equalized assessed value equal to 50% of its equalized
12 assessed value.

13 (b) Each qualified nursing home applying for a reduction
14 under this Section shall apply to the chief county assessment
15 officer of the county in which the nursing home is located in
16 the form and manner required by the chief county assessment
17 officer. The application shall specify the records required in
18 support of the application, and those records shall be
19 submitted to the chief county assessment officer with the
20 application form.

21 (c) As used in this Section, "qualified nursing home"
22 means a facility licensed under the Nursing Home Care Act that
23 (i) is located in a census tract with a median household income

1 of less than 150% of the federal poverty level, as determined
2 using the poverty guidelines updated periodically in the
3 Federal Register by the United States Department of Health and
4 Human Services under the authority of 42 U.S.C. 9902(2), and
5 (ii) has a resident population that is at least 90% Medicaid
6 eligible.

7 Section 99. Effective date. This Act takes effect upon
8 becoming law.