

# SB3586



## 103RD GENERAL ASSEMBLY

State of Illinois

2023 and 2024

SB3586

Introduced 2/9/2024, by Sen. Christopher Belt

### SYNOPSIS AS INTRODUCED:

605 ILCS 5/3-107.1c

from Ch. 121, par. 3-107.1c

Amends the Illinois Highway Code. Provides that the Department of Transportation or any county may, as a part of the cost of construction, make a payment not to exceed the maximum funding permitted under the Uniform Relocation Assistance Program (rather than \$22,500) to any displaced person who is displaced from a dwelling acquired for a State highway or federal aid highway project actually owned and occupied by such displaced person for not less than 180 days prior to the initiation of negotiations for the acquisition of such property.

LRB103 37433 JAG 67555 b

A BILL FOR

1 AN ACT concerning transportation.

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

4 Section 5. The Illinois Highway Code is amended by  
5 changing Section 3-107.1c as follows:

6 (605 ILCS 5/3-107.1c) (from Ch. 121, par. 3-107.1c)

7 Sec. 3-107.1c. In addition to the amounts authorized to be  
8 paid in Sections 3-107.1, 3-107.1a, and 3-107.1b of this Code  
9 by the Department or any county, the Department or any county  
10 may, as a part of the cost of construction, make a payment not  
11 to exceed the maximum funding permitted under the Uniform  
12 Relocation Assistance Program (42 U.S.C. Chapter 61,  
13 Subchapter II) ~~\$22,500~~ to any displaced person who is  
14 displaced from a dwelling acquired for a State highway or  
15 federal aid highway project actually owned and occupied by  
16 such displaced person for not less than 180 days prior to the  
17 initiation of negotiations for the acquisition of such  
18 property. Such payment shall include the following elements:

19 (A) The amount, if any, which, when added to the  
20 acquisition cost of the dwelling acquired equals the  
21 reasonable cost of a comparable replacement dwelling  
22 determined in accordance with standards established by the  
23 Department to be a decent, safe and sanitary dwelling adequate

1 to accommodate the displaced person, reasonably accessible to  
2 public services and places of employment and available on the  
3 private market.

4 (B) The amount, if any, which will compensate such  
5 displaced person for any increased interest costs which such  
6 person is required to pay for financing the acquisition of any  
7 such comparable replacement dwelling. Such amount shall be  
8 paid only if the dwelling acquired by the Department or any  
9 county was encumbered by a bona fide mortgage which was a valid  
10 lien on such dwelling for not less than 180 days prior to the  
11 initiation of negotiations for the acquisition of such  
12 dwelling.

13 (C) Reasonable expenses incurred by such displaced person  
14 for evidence of title, recording fees, and other closing costs  
15 incident to the purchase of the replacement dwelling, but not  
16 including prepaid expenses.

17 The additional payment authorized by this Section, which  
18 shall not exceed the sum of the maximum funding permitted  
19 under the Uniform Relocation Assistance Program (42 U.S.C.  
20 Chapter 61, Subchapter II) ~~\$22,500~~, shall be made only to such  
21 a displaced person who purchases and occupies a replacement  
22 dwelling that meets the standards established by the  
23 Department to be decent, safe and sanitary, not later than the  
24 end of the one year period beginning on the date on which he  
25 receives from the Department or any county final payment of  
26 all costs of the acquired dwelling, or on the date on which he

1 moves from the dwelling acquired for the highway project,  
2 whichever is the later date.

3 Any displaced person not eligible to receive such payment,  
4 who is displaced from any dwelling which dwelling was actually  
5 and lawfully occupied by such displaced person for not less  
6 than 90 days prior to the initiation of negotiations for  
7 acquisition of such dwelling, may be paid by the Department or  
8 any county, either (1) an amount necessary to enable such  
9 displaced person to lease or rent for a period not to exceed 42  
10 months, a decent, safe and sanitary dwelling of standards  
11 adequate to accommodate such person in areas not generally  
12 less desirable in regard to public utilities and public and  
13 commercial facilities and reasonably accessible to his place  
14 of employment, but not to exceed the sum of \$5,250, or (2) the  
15 amount necessary to enable such person to make a down payment  
16 (including incidental expenses described in part (C) of this  
17 Section) on the purchase of a decent, safe and sanitary  
18 dwelling of standards adequate to accommodate such person in  
19 areas not generally less desirable in regard to public  
20 utilities and public and commercial facilities, but not to  
21 exceed the amount payable under (1) of this paragraph except  
22 that in the case of a homeowner who owned and occupied the  
23 displaced dwelling for at least 90 days, but not more than 180  
24 days immediately prior to the initiating of negotiations, the  
25 down payment cannot exceed the amount payable under 3-107.1c  
26 for the persons who owned and occupied the property for 180

1 days prior to the initiation of negotiations.

2 If comparable replacement sale or rental housing is not  
3 available within the limitations of this Section, the  
4 Department or any county may make a payment in excess of the  
5 maximum payments authorized by this Section as required to  
6 provide such replacement housing.

7 (Source: P.A. 85-1407.)