



93RD GENERAL ASSEMBLY
State of Illinois
2003 and 2004

Introduced 2/6/2004, by Don Harmon

SYNOPSIS AS INTRODUCED:

35 ILCS 200/16-115

Amends the Property Tax Code in the provisions dealing with the Board of Review in counties of 3,000,000 or more in habitants. Provides that a commercial building owner who has an agreement with a municipality that contains representations made at public municipal hearings that the building shall be fully leased may not file a complaint to the Board of Review requesting a reduction in assessment for any tax year based on the buildings occupancy rate (currently, no prohibition). Provides that commercial building owner may file a complaint for any other valid reason.

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1 AN ACT concerning Property Tax.

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 16-115 as follows:

6 (35 ILCS 200/16-115)

7 Sec. 16-115. Filing complaints. In counties with 3,000,000
8 or more inhabitants, complaints that any property is
9 overassessed or underassessed or is exempt may be made by any
10 taxpayer. A commercial building owner who has entered with a
11 municipality into an agreement that includes provisions or is
12 based on representations made at public, municipal hearings
13 that the property shall be fully leased under a master lease
14 may not request from the Board of Review a reduction in the
15 property tax assessment of the building for any tax year based
16 on the building's occupancy rate. This prohibition does not
17 prevent a commercial building owner from seeking a reduction in
18 property tax assessments from the Board of Review for any other
19 valid reason. Complaints that any property is overassessed or
20 underassessed or is exempt may be made by a taxing district
21 that has an interest in the assessment to a board of review.
22 All complaints shall be in writing, identify and describe the
23 particular property, otherwise comply with the rules in force,
24 be signed by the complaining party or his or her attorney, and
25 be filed with the board of appeals (until the first Monday in
26 December 1998 and the board of review beginning the first
27 Monday in December 1998 and thereafter) in at least duplicate.
28 The board shall forward one copy of each complaint to the
29 county assessor.

30 Complaints by taxpayers and taxing districts and
31 certificates of correction by the county assessor as provided
32 in this Code shall be filed with the board according to

1 townships on or before the dates specified in the notices given
2 in Section 16-110.

3 (Source: P.A. 88-455; 89-126, eff. 7-11-95; 89-671, eff.
4 8-14-96.)