

# HB2901



## 100TH GENERAL ASSEMBLY

State of Illinois

2017 and 2018

HB2901

by Rep. Joe Sosnowski

### SYNOPSIS AS INTRODUCED:

35 ILCS 200/2-45  
35 ILCS 200/3-5

Amends the Property Tax Code. Makes changes to the professional designations required for township and multi-township assessors and for supervisors of assessment. Repeals a provision regarding experience-based qualifications. Effective July 1, 2017.

LRB100 08057 HLH 18142 b

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 Sections 2-45 and 3-5 as follows:

6 (35 ILCS 200/2-45)

7 Sec. 2-45. Selection and eligibility of township and  
8 multi-township assessors.

9 (a) In all counties under township organization, township  
10 or multi-township assessors shall be qualified as required by  
11 subsections (b) through (d) of this Section and shall be  
12 elected as provided in this Code. Township or multi-township  
13 assessors shall enter upon their duties on January 1 following  
14 their election, and perform the duties of the office for 4  
15 years.

16 (b) Beginning December 1, 1996, in any township or  
17 multi-township assessment district not subject to the  
18 requirements of subsections (c) or (d) of this Section, no  
19 person is eligible to file nomination papers or participate as  
20 a candidate in any caucus or primary or general election for,  
21 or be appointed to fill vacancies in, the office of township or  
22 multi-township assessor, unless he or she (i) has successfully  
23 completed an introductory course in assessment practices that

1 is approved by the Department; or (ii) possesses at least one  
2 of the qualifications listed in paragraphs (1) through (6) of  
3 subsection (c) of this Section. The candidate cannot file  
4 nominating papers or participate as a candidate unless a copy  
5 of the certificate of his or her qualifications from the  
6 Department is filed with the township clerk, board of election  
7 commissioners, or other appropriate authority as required by  
8 the Election Code. The candidate cannot be appointed to fill a  
9 vacancy until he or she has filed a copy of the certificate of  
10 his or her qualifications from the Department with the  
11 appointing authority.

12 (c) Beginning December 1, 1996, in a township or  
13 multi-township assessment district with \$25,000,000 or more of  
14 non-farm equalized assessed value or \$1,000,000 or more in  
15 commercial and industrial equalized assessed value, no person  
16 is eligible to file nomination papers or participate as a  
17 candidate in any caucus or primary or general election for, or  
18 be appointed to fill vacancies in, the office of township or  
19 multi-township assessor, unless he or she possesses at least  
20 one of the qualifications listed in paragraphs (1) through (6)  
21 of this subsection (c).

22 (1) a currently active Certified Illinois Assessing  
23 Officer designation certificate from the Illinois Property  
24 Assessment Institute ~~with current additional 30 class~~  
25 ~~hours as required for additional compensation under~~  
26 ~~Section 4-10;~~

1           (2) (A) (blank) ~~A Certified Illinois Assessing Officer~~  
2 ~~certificate from the Illinois Property Assessment~~  
3 ~~Institute with a minimum of 300 additional hours of~~  
4 ~~successfully completed courses approved by the Department,~~  
5 ~~if at least 150 of the course hours required a written~~  
6 ~~examination; and~~

7           (B) (blank) ~~within the 4 years preceding the election,~~  
8 ~~successful completion of at least 15 class hours of~~  
9 ~~additional training in courses that must be approved by the~~  
10 ~~Department, including but not limited to, assessment,~~  
11 ~~appraisal, or computer courses, and that may be offered by~~  
12 ~~accredited universities, colleges, or community colleges;~~

13           (3) a Certified Assessment Evaluator designation from  
14 the International Association of Assessing Officers;

15           (4) currently active MAI, SREA, SRPA, SRA, or RM  
16 designation ~~certification as a Member of the Appraisal~~  
17 ~~Institute, Senior Real Estate Analyst, or Senior Real~~  
18 ~~Property Appraiser from the Appraisal Institute or its~~  
19 ~~predecessor organization; or~~

20           (5) currently active a professional designation by any  
21 other appraisal or assessing association approved by the  
22 Department; or

23           (6) (blank). ~~if the person has served as a township or~~  
24 ~~multi-township assessor for 12 years or more, a Certified~~  
25 ~~Illinois Assessing Official certificate from the Illinois~~  
26 ~~Property Assessment Institute with a minimum of 360~~

1 ~~additional hours of successfully completed courses~~  
2 ~~approved by the Department, if at least 180 of the course~~  
3 ~~hours required a written examination.~~

4 The candidate cannot file nominating papers or participate  
5 as a candidate unless a copy of the certificate of his or her  
6 qualifications from the Department is filed with the township  
7 clerk, board of election commissioners, or other appropriate  
8 authority as required by the Election Code. The candidate  
9 cannot be appointed to fill a vacancy until he or she has filed  
10 a copy of the certificate of his or her qualifications with the  
11 appointing authority.

12 (d) Beginning December 1, 2000, in a township or  
13 multi-township assessment district with more than \$10,000,000  
14 and less than \$25,000,000 of non-farm equalized assessed value  
15 and less than \$1,000,000 in commercial and industrial equalized  
16 assessed value, no person who has previously been elected as  
17 township or multi-township assessor in any such township or  
18 multi-township assessment district is eligible to file  
19 nomination papers or participate as a candidate in any caucus  
20 or primary or general election for the office of township or  
21 multi-township assessor, unless he or she possesses at least  
22 one of the qualifications listed in paragraphs (1) through (6)  
23 of subsection (c) of this Section. The candidate cannot file  
24 nominating papers or participate as a candidate unless a copy  
25 of the certificate of his or her qualifications from the  
26 Department is filed with the township clerk, board of election

1 commissioners, or other appropriate authority as required by  
2 the Election Code.

3 (e) If any person files nominating papers for candidacy for  
4 the office of township or multi-township assessor without also  
5 filing a copy of the certificate of his or her qualifications  
6 from the Department as required by this Section, the clerk of  
7 the township, the board of election commissioners, or other  
8 appropriate authority as required by the Election Code shall  
9 refuse to certify the name of the person as a candidate to the  
10 proper election officials.

11 If no candidate for election meets the above qualifications  
12 there shall be no election and the town board of trustees or  
13 multi-township board of trustees shall appoint or contract with  
14 a person under Section 2-60.

15 As used in this Section only, "non-farm equalized assessed  
16 value" means the total equalized assessed value in the township  
17 or multi-township assessment district as reported to the  
18 Department under Section 18-225 after removal of homestead  
19 exemptions, and after removal of the equalized assessed value  
20 reported as farm or minerals to the Department under Section  
21 18-225.

22 For purposes of this Section only, "file nomination papers"  
23 also includes having nomination papers filed on behalf of the  
24 candidate by another person.

25 (Source: P.A. 93-188, eff. 7-11-03.)

1 (35 ILCS 200/3-5)

2 Sec. 3-5. Supervisor of assessments. In counties with less  
3 than 3,000,000 inhabitants and in which no county assessor has  
4 been elected under Section 3-45, there shall be a county  
5 supervisor of assessments, either appointed as provided in this  
6 Section, or elected.

7 In counties with less than 3,000,000 inhabitants and not  
8 having an elected county assessor or an elected supervisor of  
9 assessments, the office of supervisor of assessments shall be  
10 filled by appointment by the presiding officer of the county  
11 board with the advice and consent of the county board.

12 To be eligible for appointment or to be eligible to file  
13 nomination papers or participate as a candidate in any primary  
14 or general election for, or be elected to, the office of  
15 supervisor of assessments, or to enter upon the duties of the  
16 office, a person must possess one of the following  
17 qualifications as certified by the Department ~~individual~~ to the  
18 county clerk:

19 (1) A currently active Certified Illinois Assessing  
20 Official designation ~~certificate~~ from the Illinois  
21 Property Assessment Institute, ~~plus the additional~~  
22 ~~training required for additional compensation under~~  
23 ~~Section 4-10.~~

24 (2) A currently active Certified Assessment Evaluator  
25 designation ~~certificate~~ from the International Association  
26 of Assessing Officers.

1           (3) A currently active MAI, SREA, SRPA, SRA, or RM  
2 designation ~~Member of the Appraisal Institute (MAI),~~  
3 ~~Residential Member (RM), Senior Real Estate Analyst~~  
4 ~~(SREA), Senior Real Property Analyst (SRPA) or Senior~~  
5 ~~Residential Analyst (SRA) certificate~~ from the Appraisal  
6 Institute ~~or its predecessor organizations.~~

7           (4) (Blank). ~~If the person has served as a supervisor~~  
8 ~~of assessments for 12 years or more, a Certified Illinois~~  
9 ~~Assessing Official certificate from the Illinois Property~~  
10 ~~Assessment Institute with a minimum of 360 additional hours~~  
11 ~~of successfully completed courses approved by the~~  
12 ~~Department if at least 180 of the course hours required a~~  
13 ~~written examination.~~

14           In addition, a person must have had at least 2 years'  
15 experience in the field of property sales, assessments, finance  
16 or appraisals and must have passed an examination conducted by  
17 the Department to determine his or her competence to hold the  
18 office. The examination may be conducted by the Department at a  
19 convenient location in the county or region. Notice of the time  
20 and place shall be given by publication in a newspaper of  
21 general circulation in the counties, at least one week prior to  
22 the exam. The Department shall certify to the county board a  
23 list of the names and scores of persons who pass the  
24 examination. The Department may provide by rule the maximum  
25 time that the name of a person who has passed the examination  
26 will be included on a list of persons eligible for appointment



1 or election. The term of office shall be 4 years from the date  
2 of appointment and until a successor is appointed and  
3 qualified.

4 (Source: P.A. 92-667, eff. 7-16-02.)

5 Section 99. Effective date. This Act takes effect July 1,  
6 2017.