

94TH GENERAL ASSEMBLY State of Illinois 2005 and 2006 SB2928

Introduced 1/20/2006, by Sen. Pamela J. Althoff

SYNOPSIS AS INTRODUCED:

35 ILCS 200/18-135 35 ILCS 200/18-185 105 ILCS 5/2-3.33

from Ch. 122, par. 2-3.33

Amends the Property Tax Code and the School Code. Sets forth procedures for calculating certain adjustments and recomputations with respect to the Property Tax Extension Limitation Law.

LRB094 19176 BDD 54712 b

FISCAL NOTE ACT MAY APPLY

HOUSING AFFORDABILITY IMPACT NOTE ACT MAY APPLY 1 AN ACT concerning revenue.

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

- Section 5. The Property Tax Code is amended by changing Sections 18-135 and 18-185 as follows:
- 6 (35 ILCS 200/18-135)

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- 7 Sec. 18-135. Taxing district in 2 or more counties.
- 8 (a) Notwithstanding any other provisions to the contrary, in counties which have an overlapping taxing district or 9 districts that extend into one or more other counties, the 10 county clerk, upon receipt of the assessments from the Board of 11 Review or Board of Appeals, and of the equalization factor from 12 the Department, may use estimated valuations or estimated 13 14 rates, as provided in subsection (b) of this Section, for the 15 overlapping taxing district or districts if the county clerk in any other county into which the overlapping taxing district or 16 17 districts extend cannot certify the actual valuations or rates for the district or districts. 18
 - (b) If the county clerk of a county which has an overlapping taxing district which extends into another county has not received the certified valuations or rates from the county clerk of any county into which such districts overlap, he or she may subsequent to March 15, make written demand for actual or estimated valuations or rates upon the county clerk of that county. Within 10 days of receiving a written demand, the county clerk receiving the demand shall furnish certified or estimated valuations or rates for the overlapping taxing district, as pertaining to his or her county, to the county clerk who made the request. If no valuations or rates are received, the requesting county may make the estimate.
- 31 (c) If the use of estimated valuations or rates results in 32 over or under extension for the overlapping taxing district in

- 1 the county using estimated valuations or rates, the county
- 2 clerk shall make appropriate adjustments in the subsequent
- 3 year. Any adjustments necessitated by the estimation procedure
- 4 authorized by this Section shall be made by increasing or
- 5 decreasing the tax extension by fund for each taxing district
- 6 where the estimation procedures were used.
- 7 (d) For taxing districts subject to the Property Tax
- 8 Extension Limitation Law, the adjustment for paragraph (c)
- 9 shall be made after the limiting rate has been calculated using
- 10 the aggregate extension base, as defined in Section 18-185,
- 11 adjusted for the over or under extension due to the use of an
- 12 estimated valuation by the county on the last preceding
- 13 aggregate extension.
- 14 (Source: P.A. 90-291, eff. 1-1-98.)
- 15 (35 ILCS 200/18-185)
- Sec. 18-185. Short title; definitions. This Division 5 may
- 17 be cited as the Property Tax Extension Limitation Law. As used
- in this Division 5:
- "Consumer Price Index" means the Consumer Price Index for
- 20 All Urban Consumers for all items published by the United
- 21 States Department of Labor.
- "Extension limitation" means (a) the lesser of 5% or the
- 23 percentage increase in the Consumer Price Index during the
- 24 12-month calendar year preceding the levy year or (b) the rate
- of increase approved by voters under Section 18-205.
- "Affected county" means a county of 3,000,000 or more
- inhabitants or a county contiguous to a county of 3,000,000 or
- more inhabitants.
- "Taxing district" has the same meaning provided in Section
- 30 1-150, except as otherwise provided in this Section. For the
- 31 1991 through 1994 levy years only, "taxing district" includes
- 32 only each non-home rule taxing district having the majority of
- 33 its 1990 equalized assessed value within any county or counties
- 34 contiguous to a county with 3,000,000 or more inhabitants.
- 35 Beginning with the 1995 levy year, "taxing district" includes

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only each non-home rule taxing district subject to this Law before the 1995 levy year and each non-home rule taxing district not subject to this Law before the 1995 levy year having the majority of its 1994 equalized assessed value in an affected county or counties. Beginning with the levy year in which this Law becomes applicable to a taxing district as provided in Section 18-213, "taxing district" also includes those taxing districts made subject to this Law as provided in Section 18-213.

"Aggregate extension" for taxing districts to which this Law applied before the 1995 levy year means the annual corporate extension for the taxing district and those special purpose extensions that are made annually for the taxing district, excluding special purpose extensions: (a) made for the taxing district to pay interest or principal on general obligation bonds that were approved by referendum; (b) made for any taxing district to pay interest or principal on general obligation bonds issued before October 1, 1991; (c) made for any taxing district to pay interest or principal on bonds issued to refund or continue to refund those bonds issued before October 1, 1991; (d) made for any taxing district to pay interest or principal on bonds issued to refund or continue to refund bonds issued after October 1, 1991 that were approved by referendum; (e) made for any taxing district to pay interest or principal on revenue bonds issued before October 1, 1991 for payment of which a property tax levy or the full faith and credit of the unit of local government is pledged; however, a tax for the payment of interest or principal on those bonds shall be made only after the governing body of the unit of local government finds that all other sources for payment are insufficient to make those payments; (f) made for payments under a building commission lease when the lease payments are for the retirement of bonds issued by the commission before October 1, 1991, to pay for the building project; (g) made for payments due under installment contracts entered into before October 1, 1991; (h) made for payments of principal and

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interest on bonds issued under the Metropolitan Water Reclamation District Act to finance construction projects initiated before October 1, 1991; (i) made for payments of principal and interest on limited bonds, as defined in Section 3 of the Local Government Debt Reform Act, in an amount not to exceed the debt service extension base less the amount in items (b), (c), (e), and (h) of this definition for non-referendum obligations, except obligations initially issued pursuant to referendum; (j) made for payments of principal and interest on bonds issued under Section 15 of the Local Government Debt Reform Act; (k) made by a school district that participates in the Special Education District of Lake County, created by special education joint agreement under Section 10-22.31 of the School Code, for payment of the school district's share of the amounts required to be contributed by the Special Education District of Lake County to the Illinois Municipal Retirement Fund under Article 7 of the Illinois Pension Code; the amount of any extension under this item (k) shall be certified by the school district to the county clerk; (1) made to fund expenses of providing joint recreational programs for the handicapped under Section 5-8 of the Park District Code or Section 11-95-14 of the Illinois Municipal Code; (m) made for temporary relocation loan repayment purposes pursuant to Sections 2-3.77 and 17-2.2d of the School Code; and (n) made for payment of principal and interest on any bonds issued under the authority of Section 17-2.2d of the School Code; and (o) (m) made for contributions to a firefighter's pension fund created under Article 4 of the Illinois Pension Code, to the extent of the amount certified under item (5) of Section 4-134 of Illinois Pension Code.

"Aggregate extension" for the taxing districts to which this Law did not apply before the 1995 levy year (except taxing districts subject to this Law in accordance with Section 18-213) means the annual corporate extension for the taxing district and those special purpose extensions that are made annually for the taxing district, excluding special purpose

1 extensions: (a) made for the taxing district to pay interest or 2 principal on general obligation bonds that were approved by 3 referendum; (b) made for any taxing district to pay interest or principal on general obligation bonds issued before March 1, 4 5 1995; (c) made for any taxing district to pay interest or 6 principal on bonds issued to refund or continue to refund those bonds issued before March 1, 1995; (d) made for any taxing 7 8 district to pay interest or principal on bonds issued to refund or continue to refund bonds issued after March 1, 1995 that 9 10 were approved by referendum; (e) made for any taxing district 11 to pay interest or principal on revenue bonds issued before 12 March 1, 1995 for payment of which a property tax levy or the 13 full faith and credit of the unit of local government is pledged; however, a tax for the payment of interest or 14 15 principal on those bonds shall be made only after the governing 16 body of the unit of local government finds that all other 17 sources for payment are insufficient to make those payments; (f) made for payments under a building commission lease when 18 19 the lease payments are for the retirement of bonds issued by 20 the commission before March 1, 1995 to pay for the building project; (g) made for payments due under installment contracts 21 entered into before March 1, 1995; (h) made for payments of 22 23 principal and interest on bonds issued under the Metropolitan 24 Water Reclamation District Act to finance construction projects initiated before October 1, 1991; (h-4) made for 25 stormwater management purposes by the Metropolitan Water 26 27 Reclamation District of Greater Chicago under Section 12 of the 28 Metropolitan Water Reclamation District Act; (i) made for 29 payments of principal and interest on limited bonds, as defined 30 in Section 3 of the Local Government Debt Reform Act, in an amount not to exceed the debt service extension base less the 31 32 amount in items (b), (c), and (e) of this definition for non-referendum obligations, except obligations 33 initially issued pursuant to referendum and bonds described in subsection 34 35 (h) of this definition; (j) made for payments of principal and interest on bonds issued under Section 15 of the Local 36

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Government Debt Reform Act; (k) made for payments of principal and interest on bonds authorized by Public Act 88-503 and issued under Section 20a of the Chicago Park District Act for aquarium or museum projects; (1) made for payments of principal and interest on bonds authorized by Public Act 87-1191 or 93-601 and (i) issued pursuant to Section 21.2 of the Cook County Forest Preserve District Act, (ii) issued under Section 42 of the Cook County Forest Preserve District Act for zoological park projects, or (iii) issued under Section 44.1 of the Cook County Forest Preserve District Act for botanical gardens projects; (m) made pursuant to Section 34-53.5 of the School Code, whether levied annually or not; (n) made to fund expenses of providing joint recreational programs for the handicapped under Section 5-8 of the Park District Code or Section 11-95-14 of the Illinois Municipal Code; (o) made by the Chicago Park District for recreational programs for the handicapped under subsection (c) of Section 7.06 of the Chicago Park District Act; and (p) made for contributions to a firefighter's pension fund created under Article 4 of the Illinois Pension Code, to the extent of the amount certified under item (5) of Section 4-134 of the Illinois Pension Code.

"Aggregate extension" for all taxing districts to which this Law applies in accordance with Section 18-213, except for those taxing districts subject to paragraph (2) of subsection (e) of Section 18-213, means the annual corporate extension for the taxing district and those special purpose extensions that are made annually for the taxing district, excluding special purpose extensions: (a) made for the taxing district to pay interest or principal on general obligation bonds that were approved by referendum; (b) made for any taxing district to pay interest or principal on general obligation bonds issued before the date on which the referendum making this Law applicable to the taxing district is held; (c) made for any taxing district to pay interest or principal on bonds issued to refund or continue to refund those bonds issued before the date on which the referendum making this Law applicable to the taxing

1 district is held; (d) made for any taxing district to pay 2 interest or principal on bonds issued to refund or continue to refund bonds issued after the date on which the referendum 3 making this Law applicable to the taxing district is held if 4 5 the bonds were approved by referendum after the date on which 6 the referendum making this Law applicable to the taxing district is held; (e) made for any taxing district to pay 7 interest or principal on revenue bonds issued before the date 8 9 on which the referendum making this Law applicable to the taxing district is held for payment of which a property tax 10 11 levy or the full faith and credit of the unit of local 12 government is pledged; however, a tax for the payment of 13 interest or principal on those bonds shall be made only after the governing body of the unit of local government finds that 14 15 all other sources for payment are insufficient to make those 16 payments; (f) made for payments under a building commission 17 lease when the lease payments are for the retirement of bonds issued by the commission before the date on which the 18 19 referendum making this Law applicable to the taxing district is 20 held to pay for the building project; (q) made for payments due under installment contracts entered into before the date on 21 22 which the referendum making this Law applicable to the taxing 23 district is held; (h) made for payments of principal and 24 interest on limited bonds, as defined in Section 3 of the Local 25 Government Debt Reform Act, in an amount not to exceed the debt 26 service extension base less the amount in items (b), (c), and 27 (e) of this definition for non-referendum obligations, except 28 obligations initially issued pursuant to referendum; (i) made 29 for payments of principal and interest on bonds issued under 30 Section 15 of the Local Government Debt Reform Act; (j) made 31 for a qualified airport authority to pay interest or principal 32 on general obligation bonds issued for the purpose of paying due under, or financing airport facilities 33 obligations required to be acquired, constructed, installed or equipped 34 35 pursuant to, contracts entered into before March 1, 1996 (but 36 not including any amendments to such a contract taking effect

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on or after that date); (k) made to fund expenses of providing joint recreational programs for the handicapped under Section 5-8 of the Park District Code or Section 11-95-14 of the Illinois Municipal Code; and (l) made for contributions to a firefighter's pension fund created under Article 4 of the Illinois Pension Code, to the extent of the amount certified under item (5) of Section 4-134 of the Illinois Pension Code.

"Aggregate extension" for all taxing districts to which this Law applies in accordance with paragraph (2) of subsection (e) of Section 18-213 means the annual corporate extension for the taxing district and those special purpose extensions that are made annually for the taxing district, excluding special purpose extensions: (a) made for the taxing district to pay interest or principal on general obligation bonds that were approved by referendum; (b) made for any taxing district to pay interest or principal on general obligation bonds issued before the effective date of this amendatory Act of 1997; (c) made for any taxing district to pay interest or principal on bonds issued to refund or continue to refund those bonds issued before the effective date of this amendatory Act of 1997; (d) made for any taxing district to pay interest or principal on bonds issued to refund or continue to refund bonds issued after the effective date of this amendatory Act of 1997 if the bonds were approved by referendum after the effective date of this amendatory Act of 1997; (e) made for any taxing district to pay interest or principal on revenue bonds issued before the effective date of this amendatory Act of 1997 for payment of which a property tax levy or the full faith and credit of the unit of local government is pledged; however, a tax for the payment of interest or principal on those bonds shall be made only after the governing body of the unit of local government finds that all other sources for payment are insufficient to make those payments; (f) made for payments under a building commission lease when the lease payments are for the retirement of bonds issued by the commission before the effective date of this amendatory Act of 1997 to pay for the building project;

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(g) made for payments due under installment contracts entered into before the effective date of this amendatory Act of 1997; (h) made for payments of principal and interest on limited bonds, as defined in Section 3 of the Local Government Debt Reform Act, in an amount not to exceed the debt service extension base less the amount in items (b), (c), and (e) of non-referendum obligations, this definition for except obligations initially issued pursuant to referendum; (i) made for payments of principal and interest on bonds issued under Section 15 of the Local Government Debt Reform Act; (j) made for a qualified airport authority to pay interest or principal on general obligation bonds issued for the purpose of paying obligations airport facilities under, financing due or required to be acquired, constructed, installed or equipped pursuant to, contracts entered into before March 1, 1996 (but not including any amendments to such a contract taking effect on or after that date); (k) made to fund expenses of providing joint recreational programs for the handicapped under Section 5-8 of the Park District Code or Section 11-95-14 of the Illinois Municipal Code; and (1) made for contributions to a firefighter's pension fund created under Article 4 of the Illinois Pension Code, to the extent of the amount certified under item (5) of Section 4-134 of the Illinois Pension Code.

"Debt service extension base" means an amount equal to that portion of the extension for a taxing district for the 1994 levy year, or for those taxing districts subject to this Law in accordance with Section 18-213, except for those subject to paragraph (2) of subsection (e) of Section 18-213, for the levy year in which the referendum making this Law applicable to the taxing district is held, or for those taxing districts subject to this Law in accordance with paragraph (2) of subsection (e) of Section 18-213 for the 1996 levy year, constituting an extension for payment of principal and interest on bonds issued by the taxing district without referendum, but not including excluded non-referendum bonds. For park districts (i) that were first subject to this Law in 1991 or 1995 and (ii) whose

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extension for the 1994 levy year for the payment of principal and interest on bonds issued by the park district without referendum (but not including excluded non-referendum bonds) was less than 51% of the amount for the 1991 levy year constituting an extension for payment of principal and interest on bonds issued by the park district without referendum (but not including excluded non-referendum bonds), "debt service extension base" means an amount equal to that portion of the extension for the 1991 levy year constituting an extension for payment of principal and interest on bonds issued by the park district without referendum (but not including excluded non-referendum bonds). The debt service extension base may be established or increased as provided under Section 18-212. "Excluded non-referendum bonds" means (i) bonds authorized by Public Act 88-503 and issued under Section 20a of the Chicago Park District Act for aquarium and museum projects; (ii) bonds issued under Section 15 of the Local Government Debt Reform Act; or (iii) refunding obligations issued to refund or to continue to refund obligations initially issued pursuant to referendum.

"Special purpose extensions" include, but are not limited to, extensions for levies made on an annual basis for unemployment and workers' compensation, self-insurance, contributions to pension plans, and extensions made pursuant to Section 6-601 of the Illinois Highway Code for a road district's permanent road fund whether levied annually or not. The extension for a special service area is not included in the aggregate extension.

"Aggregate extension base" means the taxing district's last preceding aggregate extension as adjusted under Sections 18-135, 18-215, and through 18-230. An adjustment under Section 18-135 shall be made for the 2005 levy year and all subsequent levy years whenever one or more counties within which a taxing district is located (i) used estimated valuations or rates when extending taxes in the taxing district for the last preceding levy year that resulted in the over or under extension of

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1 taxes, or (ii) increased or decreased the tax extension for the 2 last preceding levy year as required by Section 18-135(c). Whenever an adjustment is required under Section 18-135, the 3 aggregate extension base of the taxing district shall be equal 4 5 to the amount that the aggregate extension of the taxing district would have been for the last preceding levy year if 6 either or both (i) actual, rather than estimated, valuations or 7 rates had been used to calculate the extension of taxes for the 8 9 last levy year, or (ii) the tax extension for the last preceding levy year had not been adjusted as required by 10 11 subsection (c) of Section 18-135.

"Levy year" has the same meaning as "year" under Section 13 1-155.

"New property" means (i) the assessed value, after final board of review or board of appeals action, of new improvements or additions to existing improvements on any parcel of real property that increase the assessed value of that real property during the levy year multiplied by the equalization factor issued by the Department under Section 17-30, (ii) the assessed value, after final board of review or board of appeals action, of real property not exempt from real estate taxation, which real property was exempt from real estate taxation for any portion of the immediately preceding levy year, multiplied by the equalization factor issued by the Department under Section 17-30, and (iii) in counties that classify in accordance with Section 4 of Article IX of the Illinois Constitution, an incentive property's additional assessed value resulting from a scheduled increase in the level of assessment as applied to the first year final board of review market value. In addition, the county clerk in a county containing a population of 3,000,000 or more shall include in the 1997 recovered tax increment value for any school district, any recovered tax increment value that was applicable to the 1995 tax year calculations.

"Qualified airport authority" means an airport authority organized under the Airport Authorities Act and located in a

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county bordering on the State of Wisconsin and having a population in excess of 200,000 and not greater than 500,000.

"Recovered tax increment value" means, except as otherwise provided in this paragraph, the amount of the current year's year equalized assessed value, in the first after municipality terminates the designation of an area as redevelopment project area previously established under the Tax Increment Allocation Development Act in the Illinois Municipal Code, previously established under the Industrial Jobs Recovery Law in the Illinois Municipal Code, or previously established under the Economic Development Area Tax Increment Allocation Act, of each taxable lot, block, tract, or parcel of real property in the redevelopment project area over and above the initial equalized assessed value of each property in the redevelopment project area. For the taxes which are extended for the 1997 levy year, the recovered tax increment value for a non-home rule taxing district that first became subject to this Law for the 1995 levy year because a majority of its 1994 equalized assessed value was in an affected county or counties shall be increased if a municipality terminated the designation of an area in 1993 as a redevelopment project area previously established under the Tax Increment Allocation Development Act in the Illinois Municipal Code, previously established under the Industrial Jobs Recovery Law in the Illinois Municipal Code, or previously established under the Economic Development Area Tax Increment Allocation Act, by an amount equal to the 1994 equalized assessed value of each taxable lot, block, tract, or parcel of real property in the redevelopment project area over and above the initial equalized assessed value of each property in the redevelopment project area. In the first year after a municipality removes a taxable lot, block, tract, or parcel of real property from a redevelopment project area established under the Tax Increment Allocation Development Act in the Illinois Municipal Code, the Industrial Jobs Recovery Law in the Illinois Municipal Code, or the Economic Development Area Tax Increment Allocation Act, "recovered tax increment

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value" means the amount of the current year's equalized assessed value of each taxable lot, block, tract, or parcel of real property removed from the redevelopment project area over and above the initial equalized assessed value of that real property before removal from the redevelopment project area.

Except as otherwise provided in this Section, "limiting rate" means a fraction the numerator of which is the last preceding aggregate extension base times an amount equal to one plus the extension limitation defined in this Section and the denominator of which is the current year's equalized assessed value of all real property in the territory under the jurisdiction of the taxing district during the prior levy year. For those taxing districts that reduced their aggregate extension for the last preceding levy year, the highest aggregate extension in any of the last 3 preceding levy years shall be used for the purpose of computing the limiting rate. The denominator shall not include new property. The denominator shall not include the recovered tax increment value.

(Source: P.A. 92-547, eff. 6-13-02; 93-601, eff. 1-1-04;

- 19 (Source: P.A. 92-547, eff. 6-13-02; 93-601, eff. 1-1-04; 20 93-606, eff. 11-18-03; 93-612, eff. 11-18-03; 93-689, eff. 7-1-04; 93-690, eff. 7-1-04; 93-1049, eff. 11-17-04; revised 12-14-04.)
- 23 Section 10. The School Code is amended by changing Section 24 2-3.33 as follows:
- 25 (105 ILCS 5/2-3.33) (from Ch. 122, par. 2-3.33)

26 Sec. 2-3.33. Recomputation of claims. To recompute within 27 3 years from the final date for filing of a claim any claim for 28 reimbursement to any school district if the claim has been 29 found to be incorrect and to adjust subsequent claims 30 accordingly, and to recompute and adjust any such claims within 6 years from the final date for filing when there has been an 31 adverse court or administrative agency decision on the merits 32 33 affecting the tax revenues of the school district. However, no such adjustment shall be made regarding equalized assessed 34

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valuation unless the district's equalized assessed valuation is changed by greater than \$250,000 or 2%.

Except in the case of an adverse court or administrative agency decision no recomputation of a State aid claim shall be made pursuant to this Section as a result of a reduction in the assessed valuation of a school district from the assessed valuation of the district reported to the State Board of Education by the Department of Revenue under Section 18-8.05 unless the requirements of Section 16-15 of the Property Tax Code and Section 2-3.84 of this Code are complied with in all respects.

This paragraph applies to all requests for recomputation of a general State aid claim received after June 30, 2003. In recomputing a general State aid claim that was originally calculated using an extension limitation equalized assessed valuation under paragraph (3) of subsection (G) of Section 18-8.05 of this Code, a qualifying reduction in equalized assessed valuation shall be deducted from the extension limitation equalized assessed valuation that was used in calculating the original claim.

This paragraph applies to all requests for recomputation of a general State aid claim received after June 30, 2005 for any school district for which an adjustment was made to a subsequent year tax extension as a result of an estimation procedure authorized by Section 18-135 of the Property Tax Code for taxes extended prior to the 2005 tax levy year. In recomputing a general State aid claim that was originally calculated using an extension limitation equalized assessed valuation under paragraph (3) of subsection (G) of Section 18.8.05 of this Code, a qualifying reduction in equalized assessed valuation shall be deducted from the extension limitation equalized assessed valuation that was used in the original claim. Additionally, the subsequent general State aid of the school district shall have the reduced extension <u>limitation equalization assessed valuation utilized for the</u> purpose of calculating the extension limitation equalization

1 <u>assessed valuation under paragraph (3) of subsection (G) of</u> 2 <u>Section 18-8.05 of this Code for the subsequent year.</u>

From the total amount of general State aid to be provided to districts, adjustments as a result of recomputation under this Section together with adjustments under Section 2-3.84 must not exceed \$25 million, in the aggregate for all districts under both Sections combined, of the general State aid appropriation in any fiscal year; if necessary, amounts shall be prorated among districts. If it is necessary to prorate claims under this paragraph, then that portion of each prorated claim that is approved but not paid in the current fiscal year may be resubmitted as a valid claim in the following fiscal year.

14 (Source: P.A. 93-845, eff. 7-30-04.)