



## 96TH GENERAL ASSEMBLY

### State of Illinois

2009 and 2010

HB3608

Introduced 2/24/2009, by Rep. Robert W. Pritchard

#### SYNOPSIS AS INTRODUCED:

35 ILCS 200/10-30

Amends the Property Tax Code. In a Section concerning the platting and subdividing of property into lots in counties with less than 3,000,000 inhabitants, provides that, prior to the payment for sale of a habitable structure or commercial building, the assessed valuation of platted and subdivided property that is not used for business, commercial, or residential purposes shall remain the same as if used for farm or vacant purposes (now, the assessed value is determined each year based on the estimated price the property would bring at a fair voluntary sale for use by the buyer for the same purposes for which the property was used when last assessed prior to its platting). Makes other changes. Effective immediately.

LRB096 11619 HLH 22148 b

FISCAL NOTE ACT  
MAY APPLY

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 Section 10-30 as follows:

6 (35 ILCS 200/10-30)

7 Sec. 10-30. Subdivisions; counties of less than 3,000,000.

8 (a) In counties with less than 3,000,000 inhabitants, the  
9 platting and subdivision of property into separate lots and the  
10 development of the subdivided property with streets,  
11 sidewalks, curbs, gutters, sewer, water and utility lines shall  
12 not increase the assessed valuation of all or any part of the  
13 property, if:

14 (1) The property is platted and subdivided  
15 substantially in accordance with the Plat Act;

16 (2) The platting occurs after January 1, 1978;

17 (3) At the time of initial platting the entire property  
18 is in excess of 5 acres; and

19 (4) At the time of initial platting or replatting the  
20 property is vacant or used as a farm as defined in Section  
21 1-60.

22 (b) Except as provided in subsection (c) of this Section,  
23 the assessed valuation of property so platted and subdivided

1 shall remain the same as if used for farm or vacant purposes.  
2 ~~be determined each year based on the estimated price the~~  
3 ~~property would bring at a fair voluntary sale for use by the~~  
4 ~~buyer for the same purposes for which the property was used~~  
5 ~~when last assessed prior to its platting.~~

6 (c) Upon payment for sale completion of a habitable  
7 structure or commercial building on any lot of subdivided  
8 property, or upon the use of any lot, either alone or in  
9 conjunction with any contiguous property, for any business,  
10 commercial or residential purpose, ~~or upon the initial sale of~~  
11 ~~any platted lot, including a platted lot which is vacant:~~ (i)  
12 the provisions of subsection (b) of this Section shall no  
13 longer apply in determining the assessed valuation of the lot,  
14 (ii) each lot shall be assessed without regard to any provision  
15 of this Section, and (iii) the assessed valuation of the  
16 remaining property, when next determined, shall be reduced  
17 proportionately to reflect the exclusion of the property that  
18 no longer qualifies for valuation under this Section. Holding  
19 or offering a platted lot for initial sale shall not constitute  
20 a use of the lot for business, commercial or residential  
21 purposes unless ~~a habitable structure is situated on the lot or~~  
22 ~~unless~~ the lot is otherwise used for a business, commercial or  
23 residential purpose. The replatting of a subdivision or portion  
24 of a subdivision shall not disqualify the replatted lots from  
25 the provisions of subsection (b).

26 (Source: P.A. 95-135, eff. 1-1-08.)

1           Section 99. Effective date. This Act takes effect upon  
2           becoming law.