



## 96TH GENERAL ASSEMBLY

### State of Illinois

2009 and 2010

HB5162

Introduced 1/29/2010, by Rep. Sidney H. Mathias

#### SYNOPSIS AS INTRODUCED:

35 ILCS 200/9-155  
35 ILCS 200/9-220

Amends the Property Tax Code. Provides that, beginning January 1, 2011, all property located in a county with 3,000,000 or more inhabitants shall be subject to general reassessment on an annual basis. Provides that all property located in a county with 3,000,000 or more inhabitants shall be assessed at 33 1/3% of the lesser of (i) its fair cash value or (ii) its average fair cash value for the 3 years immediately preceding the taxable year. Effective immediately.

LRB096 17047 HLH 32365 b

FISCAL NOTE ACT  
MAY APPLY

HOUSING  
AFFORDABILITY  
IMPACT NOTE ACT  
MAY APPLY

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 9-155 and 9-220 as follows:

6 (35 ILCS 200/9-155)

7 Sec. 9-155. Valuation in general assessment years. On or  
8 before June 1 in each general assessment year in all counties  
9 with less than 3,000,000 inhabitants, and as soon as he or she  
10 reasonably can in each general assessment year in counties with  
11 3,000,000 or more inhabitants, or if any such county is divided  
12 into assessment districts as provided in Sections 9-215 through  
13 9-225, as soon as he or she reasonably can in each general  
14 assessment year in those districts, the assessor, in person or  
15 by deputy, shall actually view and determine as near as  
16 practicable the value of each property listed for taxation as  
17 of January 1 of that year, or as provided in Section 9-180, and  
18 assess the property at 33 1/3% of its fair cash value, or in  
19 accordance with Sections 10-110 through 10-140 and 10-170  
20 through 10-200, or in accordance with a county ordinance  
21 adopted under Section 4 of Article IX of the Constitution of  
22 Illinois. Notwithstanding any other provision of law,  
23 beginning in taxable year 2011, all property located in a

1 county with 3,000,000 or more inhabitants shall be assessed at  
2 33 1/3% of the lesser of (i) its fair cash value or (ii) its  
3 average fair cash value for the 3 years immediately preceding  
4 the taxable year. The assessor or deputy shall set down, in the  
5 books furnished for that purpose the assessed valuation of  
6 properties in one column, the assessed value of improvements in  
7 another, and the total valuation in a separate column.

8 (Source: P.A. 86-1481; 87-1189; 88-455.)

9 (35 ILCS 200/9-220)

10 Sec. 9-220. Division into assessment districts; assessment  
11 years; counties of 3,000,000 or more.

12 (a) Notwithstanding any other provision in this Code to the  
13 contrary, until January 1, 1996, the county board of a county  
14 with 3,000,000 or more inhabitants may by resolution divide the  
15 county into any number of assessment districts. If the county  
16 is organized into townships, the assessment districts shall  
17 follow township lines. The assessment districts shall divide,  
18 as near as practicable, the work of assessing the property in  
19 the county into equal parts but neither the area nor the number  
20 of parcels need be equal in the assessment districts. The  
21 resolution shall number the assessment districts and provide  
22 for a general reassessment of each district at regular  
23 intervals determined by the county board.

24 (b) Beginning January 1, 1996 and until January 1, 2011, in  
25 counties with 3,000,000 or more inhabitants, assessment

1 districts shall be subject to general reassessment according to  
2 the following schedule:

3 (1) The first assessment district shall be subject to  
4 general reassessment in 1997 and every 3 years thereafter.

5 (2) The second assessment district shall be subject to  
6 general reassessment in 1998 and every 3 years thereafter.

7 (3) The third assessment district shall be subject to  
8 general reassessment in 1996 and every 3 years thereafter.

9 The boundaries of the 3 assessment districts are as  
10 follows: (i) the first assessment district shall be that  
11 portion of the county located within the boundaries of a  
12 municipality with 1,000,000 or more inhabitants, (ii) the  
13 second assessment district shall be that portion of the county  
14 that lies north of State Route 64 (North Avenue) and outside  
15 the boundaries of a municipality with 1,000,000 or more  
16 inhabitants, and (iii) the third assessment district shall be  
17 that portion of the county that lies south of State Route 64  
18 (North Avenue) and outside the boundaries of a municipality  
19 with 1,000,000 or more inhabitants.

20 Notwithstanding any other provision of law, beginning  
21 January 1, 2011, all property located in a county with  
22 3,000,000 or more inhabitants shall be subject to general  
23 reassessment on an annual basis.

24 (Source: P.A. 88-455; 89-126, eff. 7-11-95.)

25 Section 99. Effective date. This Act takes effect upon  
26 becoming law.