

1 AN ACT concerning taxes.

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

4 Section 5. The State Finance Act is amended by changing  
5 Sections 5.122 and 6p-4 as follows:

6 (30 ILCS 105/5.122) (from Ch. 127, par. 141.122)

7 Sec. 5.122. The Senior Citizens and Disabled Persons  
8 Real Estate Deferred Tax Revolving Fund.

9 (Source: P.A. 83-1362.)

10 (30 ILCS 105/6p-4) (from Ch. 127, par. 142p4)

11 Sec. 6p-4. Senior Citizens and Disabled Persons Real  
12 Estate Deferral Tax Revolving Fund. ~~As seen as possible~~  
13 ~~after the effective date of the Senior Citizens--Real--Estate~~  
14 ~~Tax--Deferral--Act, the sum of \$330,000 shall be transferred~~  
15 ~~from the State Lottery--Fund--to--the--Senior--Citizens--Real~~  
16 ~~Estate-Deferred-Tax-Revolving-Fund-by-the-Comptroller-and-the~~  
17 ~~State--Treasurer.--Additional-funds, as may be necessary, may~~  
18 ~~be appropriated from the General--Revenue--Fund.---Thereafter~~  
19 All moneys received by the Department of Revenue in payment  
20 of deferred taxes and accrued interest, under Section 7 of  
21 the Senior Citizens and Disabled Persons Real Estate Tax  
22 Deferral Act, shall be paid into the Senior Citizens and  
23 Disabled Persons Real Estate Deferred Tax Revolving Fund.  
24 Appropriations from the Senior Citizens and Disabled Persons  
25 Real Estate Deferred Tax Revolving Fund shall only be made to  
26 the Department of Revenue for making payments to county  
27 collectors as provided in the Senior Citizens and Disabled  
28 Persons Real Estate Tax Deferral Act.

29 (Source: P.A. 83-1362.)

1 Section 10. The Property Tax Code is amended by changing  
2 Section 15-170 as follows:

3 (35 ILCS 200/15-170)

4 Sec. 15-170. Senior Citizens Homestead Exemption. An  
5 annual homestead exemption limited, except as described here  
6 with relation to cooperatives, to a maximum reduction set  
7 forth below from the property's value, as equalized or  
8 assessed by the Department, is granted for property that is  
9 occupied as a residence by a person 65 years of age or older  
10 who is liable for paying real estate taxes on the property  
11 and is an owner of record of the property or has a legal or  
12 equitable interest therein as evidenced by a written  
13 instrument, except for a leasehold interest, other than a  
14 leasehold interest of land on which a single family residence  
15 is located, which is occupied as a residence by a person 65  
16 years or older who has an ownership interest therein, legal,  
17 equitable or as a lessee, and on which he or she is liable  
18 for the payment of property taxes. The maximum reduction  
19 shall be \$2,500 in counties with 3,000,000 or more  
20 inhabitants and \$2,000 in all other counties. For land  
21 improved with an apartment building owned and operated as a  
22 cooperative or a building which is a life care facility which  
23 shall be considered to be a cooperative, the maximum  
24 reduction from the value of the property, as equalized by the  
25 Department, shall be multiplied by the number of apartments  
26 or units occupied by a person 65 years of age or older who is  
27 liable, by contract with the owner or owners of record, for  
28 paying property taxes on the property and is an owner of  
29 record of a legal or equitable interest in the cooperative  
30 apartment building, other than a leasehold interest. In a  
31 cooperative where a homestead exemption has been granted,  
32 the cooperative association or its management firm shall  
33 credit the savings resulting from that exemption only to the

1 apportioned tax liability of the owner who qualified for the  
2 exemption. Any person who willfully refuses to so credit the  
3 savings shall be guilty of a Class B misdemeanor. Under this  
4 Section and Section 15-175, "life care facility" means a  
5 facility as defined in Section 2 of the Life Care Facilities  
6 Act, with which the applicant for the homestead exemption has  
7 a life care contract as defined in that Act, which requires  
8 the applicant to pay property taxes.

9 When a homestead exemption has been granted under this  
10 Section and the person qualifying subsequently becomes a  
11 resident of a facility licensed under the Nursing Home Care  
12 Act, the exemption shall continue so long as the residence  
13 continues to be occupied by the qualifying person's spouse if  
14 the spouse is 65 years of age or older, or if the residence  
15 remains unoccupied but is still owned by the person qualified  
16 for the homestead exemption.

17 A person who will be 65 years of age during the current  
18 assessment year shall be eligible to apply for the homestead  
19 exemption during that assessment year. Application shall be  
20 made during the application period in effect for the county  
21 of his residence.

22 The assessor or chief county assessment officer may  
23 determine the eligibility of a life care facility to receive  
24 the benefits provided by this Section, by affidavit,  
25 application, visual inspection, questionnaire or other  
26 reasonable methods in order to insure that the tax savings  
27 resulting from the exemption are credited by the management  
28 firm to the apportioned tax liability of each qualifying  
29 resident. The assessor may request reasonable proof that the  
30 management firm has so credited the exemption.

31 The chief county assessment officer of each county with  
32 less than 3,000,000 inhabitants shall provide to each person  
33 allowed a homestead exemption under this Section a form to  
34 designate any other person to receive a duplicate of any

1 notice of delinquency in the payment of taxes assessed and  
2 levied under this Code on the property of the person  
3 receiving the exemption. The duplicate notice shall be in  
4 addition to the notice required to be provided to the person  
5 receiving the exemption, and shall be given in the manner  
6 required by this Code. The person filing the request for the  
7 duplicate notice shall pay a fee of \$5 to cover  
8 administrative costs to the supervisor of assessments, who  
9 shall then file the executed designation with the county  
10 collector. Notwithstanding any other provision of this Code  
11 to the contrary, the filing of such an executed designation  
12 requires the county collector to provide duplicate notices as  
13 indicated by the designation. A designation may be rescinded  
14 by the person who executed such designation at any time, in  
15 the manner and form required by the chief county assessment  
16 officer.

17 The assessor or chief county assessment officer may  
18 determine the eligibility of residential property to receive  
19 the homestead exemption provided by this Section by  
20 application, visual inspection, questionnaire or other  
21 reasonable methods. The determination shall be made in  
22 accordance with guidelines established by the Department.

23 In counties with less than 3,000,000 inhabitants, the  
24 county board may by resolution provide that if a person has  
25 been granted a homestead exemption under this Section, the  
26 person qualifying need not reapply for the exemption.

27 In counties with less than 3,000,000 inhabitants, if the  
28 assessor or chief county assessment officer requires annual  
29 application for verification of eligibility for an exemption  
30 once granted under this Section, the application shall be  
31 mailed to the taxpayer.

32 The assessor or chief county assessment officer shall  
33 notify each person who qualifies for an exemption under this  
34 Section that the person may also qualify for deferral of real

1 estate taxes under the Senior Citizens and Disabled Persons  
 2 Real Estate Tax Deferral Act. The notice shall set forth the  
 3 qualifications needed for deferral of real estate taxes, the  
 4 address and telephone number of county collector, and a  
 5 statement that applications for deferral of real estate taxes  
 6 may be obtained from the county collector.

7 (Source: P.A. 89-412, eff. 11-17-95; 90-471, eff. 8-17-97.)

8 Section 15. The Senior Citizens Real Estate Tax Deferral  
 9 Act is amended by changing Sections 1, 2, 3, 5, and 7 and the  
 10 title of the Act as follows:

11 (320 ILCS 30/Act title)

12 An Act in relation to the deferral of payment of real  
 13 estate taxes by persons 65 years of age and over and disabled  
 14 persons.

15 (Source: P.A. 83-895.)

16 (320 ILCS 30/1) (from Ch. 67 1/2, par. 451)

17 Sec. 1. Short title. This Act ~~shall be known and~~ may be  
 18 cited as the "Senior Citizens and Disabled Persons Real  
 19 Estate Tax Deferral Act".

20 (Source: P.A. 83-895.)

21 (320 ILCS 30/2) (from Ch. 67 1/2, par. 452)

22 Sec. 2. Definitions. As used in this Act:

23 (a) "Taxpayer" means an individual whose household  
 24 income for the year is no greater than \$25,000.

25 (b) "Tax deferred property" means the property upon  
 26 which real estate taxes are deferred under this Act.

27 (c) "Homestead" means the land and buildings thereon,  
 28 including a condominium or a dwelling unit in a multidwelling  
 29 building that is owned and operated as a cooperative,  
 30 occupied by the taxpayer as his residence or which are

1 temporarily unoccupied by the taxpayer because such taxpayer  
2 is temporarily residing, for not more than 1 year, in a  
3 licensed facility as defined in Section 1-113 of the Nursing  
4 Home Care Act.

5 (d) "Real estate taxes" or "taxes" means the taxes on  
6 real property for which the taxpayer would be liable under  
7 the Property Tax Code, including special service area taxes,  
8 and special assessments on benefited real property for which  
9 the taxpayer would be liable to a unit of local government.

10 (e) "Department" means the Department of Revenue.

11 (f) "Qualifying property" means a homestead which (a)  
12 the taxpayer or the taxpayer and his spouse own in fee simple  
13 or are purchasing in fee simple under a recorded instrument  
14 of sale, (b) is not income-producing property, (c) is not  
15 subject to a lien for unpaid real estate taxes when a claim  
16 under this Act is filed.

17 (g) "Equity interest" means the current assessed  
18 valuation of the qualified property times the fraction  
19 necessary to convert that figure to full market value minus  
20 any outstanding debts or liens on that property. In the case  
21 of qualifying property not having a separate assessed  
22 valuation, the appraised value as determined by a qualified  
23 real estate appraiser shall be used instead of the current  
24 assessed valuation.

25 (h) "Household income" has the meaning ascribed to that  
26 term in the Senior Citizens and Disabled Persons Property Tax  
27 Relief and Pharmaceutical Assistance Act.

28 (i) "Collector" means the county collector or, if the  
29 taxes to be deferred are special assessments, an official  
30 designated by a unit of local government to collect special  
31 assessments.

32 (j) "Disabled person" means a disabled person as defined  
33 in Section 3.14 of the Senior Citizens and Disabled Persons  
34 Property Tax Relief and Pharmaceutical Assistance Act who is

1 25 years of age or older during the taxable year.

2 (Source: P.A. 88-268; 88-509; 88-670, eff. 12-2-94.)

3 (320 ILCS 30/3) (from Ch. 67 1/2, par. 453)

4 Sec. 3. Application and requirements. A taxpayer may, on  
5 or before March 1 of each year, apply to the county collector  
6 of the county where his or her qualifying property is  
7 located, or to the official designated by a unit of local  
8 government to collect special assessments on the qualifying  
9 property, as the case may be, for a deferral of all or a part  
10 of real estate taxes payable during that year for the  
11 preceding year in the case of real estate taxes other than  
12 special assessments, or for a deferral of any installments  
13 payable during that year in the case of special assessments,  
14 on all or part of his or her qualifying property. The  
15 application shall be on a form prescribed by the Department  
16 and furnished by the collector, (a) showing that the  
17 applicant will be 65 years of age or older by June 1 of the  
18 year for which a tax deferral is claimed or the applicant is  
19 a disabled person as defined by Section 3.14 of the Senior  
20 Citizens and Disabled Persons Property Tax Relief and  
21 Pharmaceutical Assistance Act, (b) describing the property  
22 and verifying that the property is qualifying property as  
23 defined in Section 2, (c) certifying that the taxpayer has  
24 owned and occupied as his or her residence such property or  
25 other qualifying property in the State for at least the last  
26 3 years except for any periods during which the taxpayer may  
27 have temporarily resided in a nursing or sheltered care home,  
28 and (d) specifying whether the deferral is for all or a part  
29 of the taxes, and, if for a part, the amount of deferral  
30 applied for. As to qualifying property not having a separate  
31 assessed valuation, the taxpayer shall also file with the  
32 county collector a written appraisal of the property prepared  
33 by a qualified real estate appraiser together with a

1 certificate signed by the appraiser stating that he or she  
2 has personally examined the property and setting forth the  
3 value of the land and the value of the buildings thereon  
4 occupied by the taxpayer as his or her residence.

5 The collector shall grant the tax deferral provided such  
6 deferral does not exceed funds available in the Senior  
7 Citizens and Disabled Persons Real Estate Deferred Tax  
8 Revolving Fund and provided that the owner or owners of such  
9 real property have entered into a tax deferral and recovery  
10 agreement with the collector on behalf of the county or other  
11 unit of local government, which agreement expressly states:

12 (1) That the total amount of taxes deferred under this  
13 Act, plus interest, for the year for which a tax deferral is  
14 claimed as well as for those previous years for which taxes  
15 are not delinquent and for which such deferral has been  
16 claimed may not exceed 80% of the taxpayer's equity interest  
17 in the property for which taxes are to be deferred and that,  
18 if the total deferred taxes plus interest equals 80% of the  
19 taxpayer's equity interest in the property, the taxpayer  
20 shall thereafter pay the annual interest due on such deferred  
21 taxes plus interest so that total deferred taxes plus  
22 interest will not exceed such 80% of the taxpayer's equity  
23 interest in the property.

24 (2) That any real estate taxes deferred under this Act  
25 and any interest accrued thereon at the rate of 6% per year  
26 are a lien on the real estate and improvements thereon until  
27 paid. No sale or transfer of such real property may be  
28 legally closed and recorded until the taxes which would  
29 otherwise have been due on the property, plus accrued  
30 interest, have been paid unless the collector certifies in  
31 writing that an arrangement for prompt payment of the amount  
32 due has been made with his or her office. The same shall  
33 apply if the property is to be made the subject of a contract  
34 of sale.

1           (3) That upon the death of the taxpayer claiming the  
2 deferral the heirs-at-law, assignees or legatees shall have  
3 first priority to the real property upon which taxes have  
4 been deferred by paying in full the total taxes which would  
5 otherwise have been due, plus interest. However, if such  
6 heir-at-law, assignee, or legatee is a surviving spouse, the  
7 tax deferred status of the property shall be continued during  
8 the life of that surviving spouse if the spouse is 55 years  
9 of age or older within 6 months of the date of death of the  
10 taxpayer and enters into a tax deferral and recovery  
11 agreement before the time when deferred taxes become due  
12 under this Section. Any additional taxes deferred, plus  
13 interest, on the real property under a tax deferral and  
14 recovery agreement signed by a surviving spouse shall be  
15 added to the taxes and interest which would otherwise have  
16 been due, and the payment of which has been postponed during  
17 the life of such surviving spouse, in determining the 80%  
18 equity requirement provided by this Section.

19           (4) That if the taxes due, plus interest, are not paid  
20 by the heir-at-law, assignee or legatee or if payment is not  
21 postponed during the life of a surviving spouse, the deferred  
22 taxes and interest shall be recovered from the estate of the  
23 taxpayer within one year of the date of his or her death. In  
24 addition, deferred real estate taxes and any interest accrued  
25 thereon are due within 90 days after any tax deferred  
26 property ceases to be qualifying property as defined in  
27 Section 2.

28           If payment is not made when required by this Section,  
29 foreclosure proceedings may be instituted under the Property  
30 Tax Code.

31           (5) That any joint owner has given written prior  
32 approval for such agreement, which written approval shall be  
33 made a part of such agreement.

34           (6) That a guardian for a person under legal disability

1 appointed for a taxpayer who otherwise qualifies under this  
2 Act may act for the taxpayer in complying with this Act.

3 (7) That a taxpayer or his or her agent has provided to  
4 the satisfaction of the collector, sufficient evidence that  
5 the qualifying property on which the taxes are to be deferred  
6 is insured against fire or casualty loss for at least the  
7 total amount of taxes which have been deferred.

8 If the taxes to be deferred are special assessments, the  
9 unit of local government making the assessments shall forward  
10 a copy of the agreement entered into pursuant to this Section  
11 and the bills for such assessments to the county collector of  
12 the county in which the qualifying property is located.

13 (Source: P.A. 90-170, eff. 7-23-97; 91-357, eff. 7-29-99.)

14 (320 ILCS 30/5) (from Ch. 67 1/2, par. 455)

15 Sec. 5. Tax bills; payment. The county collector shall  
16 note on his or her books each claim for deferral of real  
17 estate taxes which meets the requirements of Section 3 and,  
18 when taxes are extended, shall send to the Department the tax  
19 bills, including special assessment bills forwarded to the  
20 county collector under Section 3, on all tax deferred  
21 property in that collector's county. The Department shall  
22 then pay by June 1 or within 30 days of the receipt of these  
23 tax bills, whichever is later, to the county collector, for  
24 distribution to the taxing bodies in his or her county, the  
25 total amount of taxes so deferred. The Department shall make  
26 these payments from the Senior Citizens and Disabled Persons  
27 Real Estate Deferred Tax Revolving Fund.

28 (Source: P.A. 84-807.)

29 (320 ILCS 30/7) (from Ch. 67 1/2, par. 457)

30 Sec. 7. Collection. When any deferred taxes, including  
31 interest, are collected, the moneys shall be credited to a  
32 special account in the treasury of the unit of local

1 government and the collector shall notify the treasurer of  
2 the unit of local government of the properties for which the  
3 taxes were collected by setting forth a description of the  
4 property and the amount of taxes and interest collected for  
5 each property. The treasurer shall remit by the 10th day of  
6 each month the amount of deferred taxes and accrued interest  
7 paid during the preceding month, minus \$50 or the total  
8 amount of deferred taxes and accrued interest collected,  
9 whichever is less, to the Department. The remittance shall  
10 be accompanied by a statement giving a description for each  
11 property for which the taxes were collected and setting out  
12 the amount of the taxes and interest collected for each  
13 property.

14 If the tax deferred property is sold by foreclosure under  
15 the Property Tax Code, the proceeds of the sale which may be  
16 applied under that Act to the payment of real estate taxes  
17 and interest shall be remitted by the county treasurer to the  
18 Department along with a description of the property and the  
19 amount of taxes and interest collected thereon.

20 When any deferred taxes and accrued interest are received  
21 by the Department, it shall enter the amounts received  
22 against the accounts which have been set up for the tax  
23 deferred properties and shall within 5 days remit such moneys  
24 to the State Treasurer for deposit in the Senior Citizens and  
25 Disabled Persons Real Estate Deferred Tax Revolving Fund.

26 (Source: P.A. 88-670, eff. 12-2-94.)

27 Section 99. Effective date. This Act takes effect  
28 January 1, 2002.