

HB1061



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB1061

Introduced 1/9/2025, by Rep. Dave Vella

SYNOPSIS AS INTRODUCED:

35 ILCS 200/21-355

Amends the Property Tax Code. Provides that redemption payments may be made by credit card.

LRB104 03121 HLH 13142 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 Section 21-355 as follows:

6 (35 ILCS 200/21-355)

7 Sec. 21-355. Amount of redemption. Any person desiring to
8 redeem shall deposit an amount specified in this Section with
9 the county clerk of the county in which the property is
10 situated, in legal money of the United States, by credit card
11 payment, or by cashier's check, certified check, post office
12 money order or money order issued by a financial institution
13 insured by an agency or instrumentality of the United States,
14 payable to the county clerk of the proper county. The deposit
15 shall be deemed timely only if actually received in person at
16 the county clerk's office prior to the close of business as
17 defined in Section 3-2007 of the Counties Code on or before the
18 expiration of the period of redemption or by United States
19 mail with a post office cancellation mark dated not less than
20 one day prior to the expiration of the period of redemption.
21 The deposit shall be in an amount equal to the total of the
22 following:

23 (a) the certificate amount, which shall include all

1 tax principal, special assessments, interest and penalties
2 paid by the tax purchaser together with costs and fees of
3 sale and fees paid under Sections 21-295 and 21-315
4 through 21-335, except for the nonrefundable \$80 fee paid,
5 pursuant to Section 21-295, for each item purchased at the
6 tax sale;

7 (b) the accrued penalty, computed through the date of
8 redemption as a percentage of the certificate amount, as
9 follows:

10 (1) if the redemption occurs on or before the
11 expiration of 6 months from the date of sale, the
12 certificate amount times the penalty bid at sale;

13 (2) if the redemption occurs after 6 months from
14 the date of sale, and on or before the expiration of 12
15 months from the date of sale, the certificate amount
16 times 2 times the penalty bid at sale;

17 (3) if the redemption occurs after 12 months from
18 the date of sale and on or before the expiration of 18
19 months from the date of sale, the certificate amount
20 times 3 times the penalty bid at sale;

21 (4) if the redemption occurs after 18 months from
22 the date of sale and on or before the expiration of 24
23 months from the date of sale, the certificate amount
24 times 4 times the penalty bid at sale;

25 (5) if the redemption occurs after 24 months from
26 the date of sale and on or before the expiration of 30

1 months from the date of sale, the certificate amount
2 times 5 times the penalty bid at sale;

3 (6) if the redemption occurs after 30 months from
4 the date of sale and on or before the expiration of 36
5 months from the date of sale, the certificate amount
6 times 6 times the penalty bid at sale.

7 In the event that the property to be redeemed has been
8 purchased under Section 21-405 before January 1, 2024, the
9 penalty bid shall be 12% per penalty period as set forth in
10 subparagraphs (1) through (6) of this subsection (b). The
11 changes to this subdivision (b) (6) made by this amendatory
12 Act of the 91st General Assembly are not a new enactment,
13 but declaratory of existing law.

14 For counties with fewer than 3,000,000 inhabitants, if
15 the property to be redeemed is property with respect to
16 which a tax lien or certificate is acquired after January
17 1, 2024 by the county as trustee pursuant to Section
18 21-90, the penalty bid at sale shall accrue according to
19 the penalty periods established in subparagraphs (1)
20 through (6) of this subsection (b).

21 For counties with more than 3,000,000 inhabitants, if
22 the property to be redeemed is property with respect to
23 which a tax lien or certificate is acquired on or after
24 January 1, 2024 by the county as trustee pursuant to
25 Section 21-90, the penalty bid is 0.75% and shall accrue
26 monthly instead of according to the penalty periods

1 established in subparagraphs (1) through (6) of this
2 subsection (b).

3 (c) The total of all taxes, special assessments,
4 accrued interest on those taxes and special assessments
5 and costs charged in connection with the payment of those
6 taxes or special assessments, except for the nonrefundable
7 \$80 fee paid, pursuant to Section 21-295, for each item
8 purchased at the tax sale, which have been paid by the tax
9 certificate holder on or after the date those taxes or
10 special assessments became delinquent together with 12%
11 penalty on each amount so paid for each year or portion
12 thereof intervening between the date of that payment and
13 the date of redemption. In counties with less than
14 3,000,000 inhabitants, however, a tax certificate holder
15 may not pay all or part of an installment of a subsequent
16 tax or special assessment for any year, nor shall any
17 tender of such a payment be accepted, until after the
18 second or final installment of the subsequent tax or
19 special assessment has become delinquent or until after
20 the holder of the certificate of purchase has filed a
21 petition for a tax deed under Section 22.30. The person
22 redeeming shall also pay the amount of interest charged on
23 the subsequent tax or special assessment and paid as a
24 penalty by the tax certificate holder. This amendatory Act
25 of 1995 applies to tax years beginning with the 1995
26 taxes, payable in 1996, and thereafter.

1 (d) Any amount paid to redeem a forfeiture occurring
2 before January 1, 2024 but after the tax sale together
3 with 12% penalty thereon for each year or portion thereof
4 intervening between the date of the forfeiture redemption
5 and the date of redemption from the sale.

6 (e) Any amount paid by the certificate holder for
7 redemption of a subsequently occurring tax sale, including
8 tax liens or certificates held by the county as trustee,
9 pursuant to Section 21-90.

10 (f) All fees paid to the county clerk under Section
11 22-5.

12 (g) All fees paid to the registrar of titles incident
13 to registering the tax certificate in compliance with the
14 Registered Titles (Torrens) Act.

15 (h) All fees paid to the circuit clerk and the
16 sheriff, a licensed or registered private detective, or
17 the coroner in connection with the filing of the petition
18 for tax deed and service of notices under Sections 22-15
19 through 22-30 and 22-40 in addition to (1) a fee of \$35 if
20 a petition for tax deed has been filed, which fee shall be
21 posted to the tax judgement, sale, redemption, and
22 forfeiture record, to be paid to the purchaser or his or
23 her assignee; (2) a fee of \$4 if a notice under Section
24 22-5 has been filed, which fee shall be posted to the tax
25 judgment, sale, redemption, and forfeiture record, to be
26 paid to the purchaser or his or her assignee; (3) all costs

1 paid to record a lis pendens notice in connection with
2 filing a petition under this Code; and (4) if a petition
3 for tax deed has been filed, all fees up to \$150 per
4 redemption paid to a registered or licensed title
5 insurance company or title insurance agent for a title
6 search to identify all owners, parties interested, and
7 occupants of the property, to be paid to the purchaser or
8 his or her assignee. The fees in (1) and (2) of this
9 paragraph (h) shall be exempt from the posting
10 requirements of Section 21-360. The costs incurred in
11 causing notices to be served by a licensed or registered
12 private detective under Section 22-15, may not exceed the
13 amount that the sheriff would be authorized by law to
14 charge if those notices had been served by the sheriff.

15 (i) All fees paid for publication of notice of the tax
16 sale in accordance with Section 22-20.

17 (j) All sums paid to any county, city, village or
18 incorporated town for reimbursement under Section 22-35.

19 (k) All costs and expenses of receivership under
20 Section 21-410, to the extent that these costs and
21 expenses exceed any income from the property in question,
22 if the costs and expenditures have been approved by the
23 court appointing the receiver and a certified copy of the
24 order or approval is filed and posted by the certificate
25 holder with the county clerk. Only actual costs expended
26 may be posted on the tax judgment, sale, redemption and

1 forfeiture record.

2 (Source: P.A. 103-555, eff. 1-1-24; 103-592, eff. 6-7-24.)