



## 104TH GENERAL ASSEMBLY

### State of Illinois

2025 and 2026

HB4712

by Rep. Robert "Bob" Rita

#### SYNOPSIS AS INTRODUCED:

65 ILCS 5/11-74.4-7

from Ch. 24, par. 11-74.4-7

65 ILCS 5/11-74.4-8

from Ch. 24, par. 11-74.4-8

Amends the Tax Increment Allocation Redevelopment Act of the Illinois Municipal Code. Provides that not more than 5% of all surplus funds in the special tax allocation fund may be distributed. Provides that surplus funds in the special tax allocation fund may be distributed not more than once every 10 years (rather than annually). Provides that, if the termination date for a redevelopment project area is extended beyond the 23rd calendar year after the year in which the ordinance approving the redevelopment project area was adopted, then following the 23rd calendar year, no surplus funds may be distributed until the redevelopment project area is terminated. Effective immediately.

LRB104 18094 RTM 31533 b

1 AN ACT concerning local government.

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

4 Section 5. The Illinois Municipal Code is amended by  
5 changing Sections 11-74.4-7 and 11-74.4-8 as follows:

6 (65 ILCS 5/11-74.4-7) (from Ch. 24, par. 11-74.4-7)

7 Sec. 11-74.4-7. Obligations secured by the special tax  
8 allocation fund set forth in Section 11-74.4-8 for the  
9 redevelopment project area may be issued to provide for  
10 redevelopment project costs. Such obligations, when so issued,  
11 shall be retired in the manner provided in the ordinance  
12 authorizing the issuance of such obligations by the receipts  
13 of taxes levied as specified in Section 11-74.4-9 against the  
14 taxable property included in the area, by revenues as  
15 specified by Section 11-74.4-8a and other revenue designated  
16 by the municipality. A municipality may in the ordinance  
17 pledge all or any part of the funds in and to be deposited in  
18 the special tax allocation fund created pursuant to Section  
19 11-74.4-8 to the payment of the redevelopment project costs  
20 and obligations. Any pledge of funds in the special tax  
21 allocation fund shall provide for distribution to the taxing  
22 districts and to the Illinois Department of Revenue of moneys  
23 not required, pledged, earmarked, or otherwise designated for

1 payment and securing of the obligations and anticipated  
2 redevelopment project costs and such excess funds shall be  
3 calculated annually and deemed to be "surplus" funds. In the  
4 event a municipality only applies or pledges a portion of the  
5 funds in the special tax allocation fund for the payment or  
6 securing of anticipated redevelopment project costs or of  
7 obligations, any such funds remaining in the special tax  
8 allocation fund after complying with the requirements of the  
9 application or pledge, shall also be calculated annually and  
10 deemed "surplus" funds. Notwithstanding this Section, not more  
11 than 5% of all ~~All~~ surplus funds in the special tax allocation  
12 fund ~~may shall~~ be distributed not more than once every 10  
13 years, with the funds to be distributed ~~annually~~ within 180  
14 days after the close of the municipality's fiscal year by  
15 being paid by the municipal treasurer to the County Collector,  
16 to the Department of Revenue and to the municipality in direct  
17 proportion to the tax incremental revenue received as a result  
18 of an increase in the equalized assessed value of property in  
19 the redevelopment project area, tax incremental revenue  
20 received from the State and tax incremental revenue received  
21 from the municipality, but not to exceed as to each such source  
22 the total incremental revenue received from that source. The  
23 County Collector shall thereafter make distribution to the  
24 respective taxing districts in the same manner and proportion  
25 as the most recent distribution by the county collector to the  
26 affected districts of real property taxes from real property

1 in the redevelopment project area. If the termination date for  
2 the redevelopment project area is extended beyond the 23rd  
3 calendar year after the year in which the ordinance approving  
4 the redevelopment project area was adopted, then following the  
5 23rd calendar year, no surplus funds may be distributed until  
6 the redevelopment project area is terminated.

7 Without limiting the foregoing in this Section, the  
8 municipality may in addition to obligations secured by the  
9 special tax allocation fund pledge for a period not greater  
10 than the term of the obligations towards payment of such  
11 obligations any part or any combination of the following: (a)  
12 net revenues of all or part of any redevelopment project; (b)  
13 taxes levied and collected on any or all property in the  
14 municipality; (c) the full faith and credit of the  
15 municipality; (d) a mortgage on part or all of the  
16 redevelopment project; (d-5) repayment of bonds issued  
17 pursuant to subsection (p-130) of Section 19-1 of the School  
18 Code; or (e) any other taxes or anticipated receipts that the  
19 municipality may lawfully pledge.

20 Such obligations may be issued in one or more series  
21 bearing interest at such rate or rates as the corporate  
22 authorities of the municipality shall determine by ordinance.  
23 Such obligations shall bear such date or dates, mature at such  
24 time or times not exceeding 20 years from their respective  
25 dates, be in such denomination, carry such registration  
26 privileges, be executed in such manner, be payable in such

1 medium of payment at such place or places, contain such  
2 covenants, terms and conditions, and be subject to redemption  
3 as such ordinance shall provide. Obligations issued pursuant  
4 to this Act may be sold at public or private sale at such price  
5 as shall be determined by the corporate authorities of the  
6 municipalities. No referendum approval of the electors shall  
7 be required as a condition to the issuance of obligations  
8 pursuant to this Division except as provided in this Section.

9 In the event the municipality authorizes issuance of  
10 obligations pursuant to the authority of this Division secured  
11 by the full faith and credit of the municipality, which  
12 obligations are other than obligations which may be issued  
13 under home rule powers provided by Article VII, Section 6 of  
14 the Illinois Constitution, or pledges taxes pursuant to (b) or  
15 (c) of the second paragraph of this section, the ordinance  
16 authorizing the issuance of such obligations or pledging such  
17 taxes shall be published within 10 days after such ordinance  
18 has been passed in one or more newspapers, with general  
19 circulation within such municipality. The publication of the  
20 ordinance shall be accompanied by a notice of (1) the specific  
21 number of voters required to sign a petition requesting the  
22 question of the issuance of such obligations or pledging taxes  
23 to be submitted to the electors; (2) the time in which such  
24 petition must be filed; and (3) the date of the prospective  
25 referendum. The municipal clerk shall provide a petition form  
26 to any individual requesting one.

1           If no petition is filed with the municipal clerk, as  
2 hereinafter provided in this Section, within 30 days after the  
3 publication of the ordinance, the ordinance shall be in  
4 effect. But, if within that 30 day period a petition is filed  
5 with the municipal clerk, signed by electors in the  
6 municipality numbering 10% or more of the number of registered  
7 voters in the municipality, asking that the question of  
8 issuing obligations using full faith and credit of the  
9 municipality as security for the cost of paying for  
10 redevelopment project costs, or of pledging taxes for the  
11 payment of such obligations, or both, be submitted to the  
12 electors of the municipality, the corporate authorities of the  
13 municipality shall call a special election in the manner  
14 provided by law to vote upon that question, or, if a general,  
15 State or municipal election is to be held within a period of  
16 not less than 30 or more than 90 days from the date such  
17 petition is filed, shall submit the question at the next  
18 general, State or municipal election. If it appears upon the  
19 canvass of the election by the corporate authorities that a  
20 majority of electors voting upon the question voted in favor  
21 thereof, the ordinance shall be in effect, but if a majority of  
22 the electors voting upon the question are not in favor  
23 thereof, the ordinance shall not take effect.

24           The ordinance authorizing the obligations may provide that  
25 the obligations shall contain a recital that they are issued  
26 pursuant to this Division, which recital shall be conclusive

1 evidence of their validity and of the regularity of their  
2 issuance.

3 In the event the municipality authorizes issuance of  
4 obligations pursuant to this Section secured by the full faith  
5 and credit of the municipality, the ordinance authorizing the  
6 obligations may provide for the levy and collection of a  
7 direct annual tax upon all taxable property within the  
8 municipality sufficient to pay the principal thereof and  
9 interest thereon as it matures, which levy may be in addition  
10 to and exclusive of the maximum of all other taxes authorized  
11 to be levied by the municipality, which levy, however, shall  
12 be abated to the extent that monies from other sources are  
13 available for payment of the obligations and the municipality  
14 certifies the amount of said monies available to the county  
15 clerk.

16 A certified copy of such ordinance shall be filed with the  
17 county clerk of each county in which any portion of the  
18 municipality is situated, and shall constitute the authority  
19 for the extension and collection of the taxes to be deposited  
20 in the special tax allocation fund.

21 A municipality may also issue its obligations to refund in  
22 whole or in part, obligations theretofore issued by such  
23 municipality under the authority of this Act, whether at or  
24 prior to maturity, provided however, that the last maturity of  
25 the refunding obligations may not be later than the dates set  
26 forth under Section 11-74.4-3.5.

1           In the event a municipality issues obligations under home  
2 rule powers or other legislative authority the proceeds of  
3 which are pledged to pay for redevelopment project costs, the  
4 municipality may, if it has followed the procedures in  
5 conformance with this division, retire said obligations from  
6 funds in the special tax allocation fund in amounts and in such  
7 manner as if such obligations had been issued pursuant to the  
8 provisions of this division.

9           All obligations heretofore or hereafter issued pursuant to  
10 this Act shall not be regarded as indebtedness of the  
11 municipality issuing such obligations or any other taxing  
12 district for the purpose of any limitation imposed by law.

13         (Source: P.A. 100-531, eff. 9-22-17.)

14           (65 ILCS 5/11-74.4-8) (from Ch. 24, par. 11-74.4-8)

15           Sec. 11-74.4-8. Tax increment allocation financing. A  
16 municipality may not adopt tax increment financing in a  
17 redevelopment project area after July 30, 1997 (the effective  
18 date of Public Act 90-258) that will encompass an area that is  
19 currently included in an enterprise zone created under the  
20 Illinois Enterprise Zone Act unless that municipality,  
21 pursuant to Section 5.4 of the Illinois Enterprise Zone Act,  
22 amends the enterprise zone designating ordinance to limit the  
23 eligibility for tax abatements as provided in Section 5.4.1 of  
24 the Illinois Enterprise Zone Act. A municipality, at the time  
25 a redevelopment project area is designated, may adopt tax

1 increment allocation financing by passing an ordinance  
2 providing that the ad valorem taxes, if any, arising from the  
3 levies upon taxable real property in such redevelopment  
4 project area by taxing districts and tax rates determined in  
5 the manner provided in paragraph (c) of Section 11-74.4-9 each  
6 year after the effective date of the ordinance until  
7 redevelopment project costs and all municipal obligations  
8 financing redevelopment project costs incurred under this  
9 Division have been paid shall be divided as follows, provided,  
10 however, that with respect to any redevelopment project area  
11 located within a transit facility improvement area established  
12 pursuant to Section 11-74.4-3.3 in a municipality with a  
13 population of 1,000,000 or more, ad valorem taxes, if any,  
14 arising from the levies upon taxable real property in such  
15 redevelopment project area shall be allocated as specifically  
16 provided in this Section:

17 (a) That portion of taxes levied upon each taxable  
18 lot, block, tract, or parcel of real property which is  
19 attributable to the lower of the current equalized  
20 assessed value or the initial equalized assessed value of  
21 each such taxable lot, block, tract, or parcel of real  
22 property in the redevelopment project area shall be  
23 allocated to and when collected shall be paid by the  
24 county collector to the respective affected taxing  
25 districts in the manner required by law in the absence of  
26 the adoption of tax increment allocation financing.

1           (b) Except from a tax levied by a township to retire  
2           bonds issued to satisfy court-ordered damages, that  
3           portion, if any, of such taxes which is attributable to  
4           the increase in the current equalized assessed valuation  
5           of each taxable lot, block, tract, or parcel of real  
6           property in the redevelopment project area over and above  
7           the initial equalized assessed value of each property in  
8           the project area shall be allocated to and when collected  
9           shall be paid to the municipal treasurer who shall deposit  
10          said taxes into a special fund called the special tax  
11          allocation fund of the municipality for the purpose of  
12          paying redevelopment project costs and obligations  
13          incurred in the payment thereof. In any county with a  
14          population of 3,000,000 or more that has adopted a  
15          procedure for collecting taxes that provides for one or  
16          more of the installments of the taxes to be billed and  
17          collected on an estimated basis, the municipal treasurer  
18          shall be paid for deposit in the special tax allocation  
19          fund of the municipality, from the taxes collected from  
20          estimated bills issued for property in the redevelopment  
21          project area, the difference between the amount actually  
22          collected from each taxable lot, block, tract, or parcel  
23          of real property within the redevelopment project area and  
24          an amount determined by multiplying the rate at which  
25          taxes were last extended against the taxable lot, block,  
26          tract, or parcel of real property in the manner provided

1 in subsection (c) of Section 11-74.4-9 by the initial  
2 equalized assessed value of the property divided by the  
3 number of installments in which real estate taxes are  
4 billed and collected within the county; provided that the  
5 payments on or before December 31, 1999 to a municipal  
6 treasurer shall be made only if each of the following  
7 conditions are met:

8 (1) The total equalized assessed value of the  
9 redevelopment project area as last determined was not  
10 less than 175% of the total initial equalized assessed  
11 value.

12 (2) Not more than 50% of the total equalized  
13 assessed value of the redevelopment project area as  
14 last determined is attributable to a piece of property  
15 assigned a single real estate index number.

16 (3) The municipal clerk has certified to the  
17 county clerk that the municipality has issued its  
18 obligations to which there has been pledged the  
19 incremental property taxes of the redevelopment  
20 project area or taxes levied and collected on any or  
21 all property in the municipality or the full faith and  
22 credit of the municipality to pay or secure payment  
23 for all or a portion of the redevelopment project  
24 costs. The certification shall be filed annually no  
25 later than September 1 for the estimated taxes to be  
26 distributed in the following year; however, for the

1           year 1992 the certification shall be made at any time  
2           on or before March 31, 1992.

3           (4) The municipality has not requested that the  
4           total initial equalized assessed value of real  
5           property be adjusted as provided in subsection (b) of  
6           Section 11-74.4-9.

7           The conditions of paragraphs (1) through (4) do not  
8           apply after December 31, 1999 to payments to a municipal  
9           treasurer made by a county with 3,000,000 or more  
10          inhabitants that has adopted an estimated billing  
11          procedure for collecting taxes. If a county that has  
12          adopted the estimated billing procedure makes an erroneous  
13          overpayment of tax revenue to the municipal treasurer,  
14          then the county may seek a refund of that overpayment. The  
15          county shall send the municipal treasurer a notice of  
16          liability for the overpayment on or before the mailing  
17          date of the next real estate tax bill within the county.  
18          The refund shall be limited to the amount of the  
19          overpayment.

20          It is the intent of this Division that after July 29,  
21          1988 (the effective date of Public Act 85-1142) a  
22          municipality's own ad valorem tax arising from levies on  
23          taxable real property be included in the determination of  
24          incremental revenue in the manner provided in paragraph  
25          (c) of Section 11-74.4-9. If the municipality does not  
26          extend such a tax, it shall annually deposit in the

1 municipality's Special Tax Increment Fund an amount equal  
2 to 10% of the total contributions to the fund from all  
3 other taxing districts in that year. The annual 10%  
4 deposit required by this paragraph shall be limited to the  
5 actual amount of municipally produced incremental tax  
6 revenues available to the municipality from taxpayers  
7 located in the redevelopment project area in that year if:  
8 (a) the plan for the area restricts the use of the property  
9 primarily to industrial purposes, (b) the municipality  
10 establishing the redevelopment project area is a home rule  
11 community with a 1990 population of between 25,000 and  
12 50,000, (c) the municipality is wholly located within a  
13 county with a 1990 population of over 750,000 and (d) the  
14 redevelopment project area was established by the  
15 municipality prior to June 1, 1990. This payment shall be  
16 in lieu of a contribution of ad valorem taxes on real  
17 property. If no such payment is made, any redevelopment  
18 project area of the municipality shall be dissolved.

19 If a municipality has adopted tax increment allocation  
20 financing by ordinance and the County Clerk thereafter  
21 certifies the "total initial equalized assessed value as  
22 adjusted" of the taxable real property within such  
23 redevelopment project area in the manner provided in  
24 paragraph (b) of Section 11-74.4-9, each year after the  
25 date of the certification of the total initial equalized  
26 assessed value as adjusted until redevelopment project

1 costs and all municipal obligations financing  
2 redevelopment project costs have been paid the ad valorem  
3 taxes, if any, arising from the levies upon the taxable  
4 real property in such redevelopment project area by taxing  
5 districts and tax rates determined in the manner provided  
6 in paragraph (c) of Section 11-74.4-9 shall be divided as  
7 follows, provided, however, that with respect to any  
8 redevelopment project area located within a transit  
9 facility improvement area established pursuant to Section  
10 11-74.4-3.3 in a municipality with a population of  
11 1,000,000 or more, ad valorem taxes, if any, arising from  
12 the levies upon the taxable real property in such  
13 redevelopment project area shall be allocated as  
14 specifically provided in this Section:

15 (1) That portion of the taxes levied upon each  
16 taxable lot, block, tract, or parcel of real property  
17 which is attributable to the lower of the current  
18 equalized assessed value or "current equalized  
19 assessed value as adjusted" or the initial equalized  
20 assessed value of each such taxable lot, block, tract,  
21 or parcel of real property existing at the time tax  
22 increment financing was adopted, minus the total  
23 current homestead exemptions under Article 15 of the  
24 Property Tax Code in the redevelopment project area  
25 shall be allocated to and when collected shall be paid  
26 by the county collector to the respective affected

1 taxing districts in the manner required by law in the  
2 absence of the adoption of tax increment allocation  
3 financing.

4 (2) That portion, if any, of such taxes which is  
5 attributable to the increase in the current equalized  
6 assessed valuation of each taxable lot, block, tract,  
7 or parcel of real property in the redevelopment  
8 project area, over and above the initial equalized  
9 assessed value of each property existing at the time  
10 tax increment financing was adopted, minus the total  
11 current homestead exemptions pertaining to each piece  
12 of property provided by Article 15 of the Property Tax  
13 Code in the redevelopment project area, shall be  
14 allocated to and when collected shall be paid to the  
15 municipal Treasurer, who shall deposit said taxes into  
16 a special fund called the special tax allocation fund  
17 of the municipality for the purpose of paying  
18 redevelopment project costs and obligations incurred  
19 in the payment thereof.

20 The municipality may pledge in the ordinance the funds  
21 in and to be deposited in the special tax allocation fund  
22 for the payment of such costs and obligations. No part of  
23 the current equalized assessed valuation of each property  
24 in the redevelopment project area attributable to any  
25 increase above the total initial equalized assessed value,  
26 or the total initial equalized assessed value as adjusted,

1 of such properties shall be used in calculating the  
2 general State aid formula, provided for in Section 18-8 of  
3 the School Code, or the evidence-based funding formula,  
4 provided for in Section 18-8.15 of the School Code, until  
5 such time as all redevelopment project costs have been  
6 paid as provided for in this Section.

7 Whenever a municipality issues bonds for the purpose  
8 of financing redevelopment project costs, such  
9 municipality may provide by ordinance for the appointment  
10 of a trustee, which may be any trust company within the  
11 State, and for the establishment of such funds or accounts  
12 to be maintained by such trustee as the municipality shall  
13 deem necessary to provide for the security and payment of  
14 the bonds. If such municipality provides for the  
15 appointment of a trustee, such trustee shall be considered  
16 the assignee of any payments assigned by the municipality  
17 pursuant to such ordinance and this Section. Any amounts  
18 paid to such trustee as assignee shall be deposited in the  
19 funds or accounts established pursuant to such trust  
20 agreement, and shall be held by such trustee in trust for  
21 the benefit of the holders of the bonds, and such holders  
22 shall have a lien on and a security interest in such funds  
23 or accounts so long as the bonds remain outstanding and  
24 unpaid. Upon retirement of the bonds, the trustee shall  
25 pay over any excess amounts held to the municipality for  
26 deposit in the special tax allocation fund.

1           When such redevelopment projects costs, including,  
2           without limitation, all municipal obligations financing  
3           redevelopment project costs incurred under this Division,  
4           have been paid, not more than 5% of all surplus funds then  
5           remaining in the special tax allocation fund may ~~shall~~ be  
6           distributed not more than once every 10 years by being  
7           paid by the municipal treasurer to the Department of  
8           Revenue, the municipality and the county collector; first  
9           to the Department of Revenue and the municipality in  
10          direct proportion to the tax incremental revenue received  
11          from the State and the municipality, but not to exceed the  
12          total incremental revenue received from the State or the  
13          municipality less any annual surplus distribution of  
14          incremental revenue previously made; with any remaining  
15          funds to be paid to the County Collector who shall  
16          immediately thereafter pay said funds to the taxing  
17          districts in the redevelopment project area in the same  
18          manner and proportion as the most recent distribution by  
19          the county collector to the affected districts of real  
20          property taxes from real property in the redevelopment  
21          project area. If the termination date for the  
22          redevelopment project area is extended beyond the 23rd  
23          calendar year after the year in which the ordinance  
24          approving the redevelopment project area was adopted, then  
25          following the 23rd calendar year, no surplus funds may be  
26          distributed until the redevelopment project area is

1       terminated.

2           Upon the payment of all redevelopment project costs,  
3       the retirement of obligations, the distribution of any  
4       excess monies pursuant to this Section, and final closing  
5       of the books and records of the redevelopment project  
6       area, the municipality shall adopt an ordinance dissolving  
7       the special tax allocation fund for the redevelopment  
8       project area and terminating the designation of the  
9       redevelopment project area as a redevelopment project  
10      area. Title to real or personal property and public  
11      improvements acquired by or for the municipality as a  
12      result of the redevelopment project and plan shall vest in  
13      the municipality when acquired and shall continue to be  
14      held by the municipality after the redevelopment project  
15      area has been terminated. Municipalities shall notify  
16      affected taxing districts prior to November 1 if the  
17      redevelopment project area is to be terminated by December  
18      31 of that same year. If a municipality extends estimated  
19      dates of completion of a redevelopment project and  
20      retirement of obligations to finance a redevelopment  
21      project, as allowed by Public Act 87-1272, that extension  
22      shall not extend the property tax increment allocation  
23      financing authorized by this Section. Thereafter the rates  
24      of the taxing districts shall be extended and taxes  
25      levied, collected and distributed in the manner applicable  
26      in the absence of the adoption of tax increment allocation

1 financing.

2 If a municipality with a population of 1,000,000 or  
3 more has adopted by ordinance tax increment allocation  
4 financing for a redevelopment project area located in a  
5 transit facility improvement area established pursuant to  
6 Section 11-74.4-3.3, for each year after the effective  
7 date of the ordinance until redevelopment project costs  
8 and all municipal obligations financing redevelopment  
9 project costs have been paid, the ad valorem taxes, if  
10 any, arising from the levies upon the taxable real  
11 property in that redevelopment project area by taxing  
12 districts and tax rates determined in the manner provided  
13 in paragraph (c) of Section 11-74.4-9 shall be divided as  
14 follows:

15 (1) That portion of the taxes levied upon each  
16 taxable lot, block, tract, or parcel of real property  
17 which is attributable to the lower of (i) the current  
18 equalized assessed value or "current equalized  
19 assessed value as adjusted" or (ii) the initial  
20 equalized assessed value of each such taxable lot,  
21 block, tract, or parcel of real property existing at  
22 the time tax increment financing was adopted, minus  
23 the total current homestead exemptions under Article  
24 15 of the Property Tax Code in the redevelopment  
25 project area shall be allocated to and when collected  
26 shall be paid by the county collector to the

1           respective affected taxing districts in the manner  
2           required by law in the absence of the adoption of tax  
3           increment allocation financing.

4           (2) That portion, if any, of such taxes which is  
5           attributable to the increase in the current equalized  
6           assessed valuation of each taxable lot, block, tract,  
7           or parcel of real property in the redevelopment  
8           project area, over and above the initial equalized  
9           assessed value of each property existing at the time  
10          tax increment financing was adopted, minus the total  
11          current homestead exemptions pertaining to each piece  
12          of property provided by Article 15 of the Property Tax  
13          Code in the redevelopment project area, shall be  
14          allocated to and when collected shall be paid by the  
15          county collector as follows:

16                 (A) First, that portion which would be payable  
17                 to a school district whose boundaries are  
18                 coterminous with such municipality in the absence  
19                 of the adoption of tax increment allocation  
20                 financing, shall be paid to such school district  
21                 in the manner required by law in the absence of the  
22                 adoption of tax increment allocation financing;  
23                 then

24                 (B) 80% of the remaining portion shall be paid  
25                 to the municipal Treasurer, who shall deposit said  
26                 taxes into a special fund called the special tax

1 allocation fund of the municipality for the  
2 purpose of paying redevelopment project costs and  
3 obligations incurred in the payment thereof; and  
4 then

5 (C) 20% of the remaining portion shall be paid  
6 to the respective affected taxing districts, other  
7 than the school district described in clause (a)  
8 above, in the manner required by law in the  
9 absence of the adoption of tax increment  
10 allocation financing.

11 Nothing in this Section shall be construed as relieving  
12 property in such redevelopment project areas from being  
13 assessed as provided in the Property Tax Code or as relieving  
14 owners of such property from paying a uniform rate of taxes, as  
15 required by Section 4 of Article IX of the Illinois  
16 Constitution.

17 (Source: P.A. 102-558, eff. 8-20-21.)

18 Section 99. Effective date. This Act takes effect upon  
19 becoming law.