



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB5325

Introduced 2/10/2026, by Rep. Janet Yang Rohr

SYNOPSIS AS INTRODUCED:

35 ILCS 200/15-87 new
35 ILCS 200/15-168

Amends the Property Tax Code. Provides that certain property on which a community-integrated living arrangement is located is entitled to a reduction in its equalized assessed value in an amount equal to the product that results when the number of occupants who use the community-integrated living arrangement as a primary residence is multiplied by \$2,000. Provides that property qualifies for the homestead exemption for persons with disabilities even if the person with a disability is not an owner of record of the property or liable for paying property taxes if a family member of the person with a disability meets those criteria. Effective immediately.

LRB104 20698 HLH 34198 b

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 adding
5 Sections 15-87 and 15-168 as follows:

6 (35 ILCS 200/15-87 new)

7 Sec. 15-87. Community-integrated living arrangements.

8 (a) Beginning in taxable year 2027, property that is used
9 exclusively for the operation of a community-integrated living
10 arrangement is entitled to a reduction in the equalized
11 assessed value of the property as provided in subsection (b).
12 If the community-integrated living arrangement is not operated
13 by a not-for-profit organization, then the reduction under
14 this Section applies only if all of the following conditions
15 are met:

16 (1) the property must be owned by a resident of the
17 community-integrated living arrangement, by a family
18 member of a resident of the community-integrated living
19 arrangement, or by a limited liability company that has a
20 member who is a resident of the community-integrated
21 living arrangement or a family member of a resident of the
22 community-integrated living arrangement;

23 (2) the community-integrated living arrangement must

1 be the principal place of residence of at least one other
2 person who is not a family member of an owner or member
3 described in item (1);

4 (3) the community-integrated living arrangement must
5 be licensed under the Community-Integrated Living
6 Arrangements Licensure and Certification Act; and

7 (4) the owner of the property may not be the owner of
8 any other community-integrated living arrangement.

9 (b) The amount of the reduction shall be the product that
10 results when the number of occupants who use the
11 community-integrated living arrangement as a primary
12 residence, as determined for the month of the taxable year
13 when the community-integrated living arrangement has the
14 largest number of occupants, is multiplied by \$2,000. In no
15 event may a reduction under this Section reduce the equalized
16 assessed value of the property to less than zero.

17 (c) Application for the reduction under this Section must
18 be made during the application period in effect for the county
19 in which the property is located. The assessor or chief county
20 assessment officer may determine the eligibility of
21 residential property to receive the reduction by application,
22 visual inspection, questionnaire, or other reasonable methods.

23 (d) As used in this Section:

24 "Community-integrated living arrangement" has the meaning
25 given to that term in Section 3 of the Community-Integrated
26 Living Arrangements Licensure and Certification Act.

1 "Family member" means a spouse, civil union partner,
2 child, stepchild, grandchild, sibling, aunt, uncle, niece,
3 nephew, first cousin, parent, stepparent, or grandparent of a
4 person who is a resident of the community-integrated living
5 arrangement.

6 (35 ILCS 200/15-168)

7 Sec. 15-168. Homestead exemption for persons with
8 disabilities.

9 (a) Beginning with taxable year 2007, an annual homestead
10 exemption is granted to persons with disabilities in the
11 amount of \$2,000, except as provided in subsection (c), to be
12 deducted from the property's value as equalized or assessed by
13 the Department of Revenue. The person with a disability shall
14 receive the homestead exemption upon meeting the following
15 requirements:

16 (1) The property must be occupied as the primary
17 residence by the person with a disability.

18 (2) Except as provided in paragraph (4), the ~~The~~
19 person with a disability must be liable for paying the
20 real estate taxes on the property.

21 (3) Except as provided in paragraph (4), the ~~The~~
22 person with a disability must be an owner of record of the
23 property or have a legal or equitable interest in the
24 property as evidenced by a written instrument. In the case
25 of a leasehold interest in property, the lease must be for

1 a single family residence.

2 (4) Beginning in taxable year 2027, the person with a
3 disability need not meet the requirements of paragraphs
4 (2) and (3) if a family member of the disabled person meets
5 those requirements.

6 A person who has a disability during the taxable year is
7 eligible to apply for this homestead exemption during that
8 taxable year. Application must be made during the application
9 period in effect for the county of residence. If a homestead
10 exemption has been granted under this Section and the person
11 awarded the exemption subsequently becomes a resident of a
12 facility licensed under the Nursing Home Care Act, the
13 Specialized Mental Health Rehabilitation Act of 2013, the
14 ID/DD Community Care Act, or the MC/DD Act, then the exemption
15 shall continue (i) so long as the residence continues to be
16 occupied by the qualifying person's spouse or (ii) if the
17 residence remains unoccupied but is still owned by the person
18 qualified for the homestead exemption.

19 (b) For the purposes of this Section, "person with a
20 disability" means a person unable to engage in any substantial
21 gainful activity by reason of a medically determinable
22 physical or mental impairment which can be expected to result
23 in death or has lasted or can be expected to last for a
24 continuous period of not less than 12 months. Persons with
25 disabilities filing claims under this Act shall submit proof
26 of disability in such form and manner as the Department shall

1 by rule and regulation prescribe. Proof that a claimant is
2 eligible to receive disability benefits under the Federal
3 Social Security Act shall constitute proof of disability for
4 purposes of this Act. Issuance of an Illinois Person with a
5 Disability Identification Card stating that the claimant is
6 under a Class 2 disability, as defined in Section 4A of the
7 Illinois Identification Card Act, shall constitute proof that
8 the person named thereon is a person with a disability for
9 purposes of this Act. A person with a disability not covered
10 under the Federal Social Security Act and not presenting an
11 Illinois Person with a Disability Identification Card stating
12 that the claimant is under a Class 2 disability shall be
13 examined by a physician, optometrist (if the person qualifies
14 because of a visual disability), advanced practice registered
15 nurse, or physician assistant designated by the Department,
16 and his status as a person with a disability determined using
17 the same standards as used by the Social Security
18 Administration. The costs of any required examination shall be
19 borne by the claimant.

20 As used in this Section, "family member" means the
21 following, whether by whole blood, half-blood, or adoption:
22 (1) a parent or step-parent; (2) a child or step-child; (3) a
23 grandparent or step-grandparent; (4) an aunt, uncle,
24 great-aunt, or great-uncle; (5) a niece, nephew, great-niece,
25 or great-nephew; (6) a sibling; (7) a spouse or domestic
26 partner; or (8) the spouse or domestic partner of any person

1 referenced in items (1) through (5).

2 (c) For land improved with (i) an apartment building owned
3 and operated as a cooperative or (ii) a life care facility as
4 defined under Section 2 of the Life Care Facilities Act that is
5 considered to be a cooperative, the maximum reduction from the
6 value of the property, as equalized or assessed by the
7 Department, shall be multiplied by the number of apartments or
8 units occupied by a person with a disability. The person with a
9 disability shall receive the homestead exemption upon meeting
10 the following requirements:

11 (1) The property must be occupied as the primary
12 residence by the person with a disability.

13 (2) The person with a disability must be liable by
14 contract with the owner or owners of record for paying the
15 apportioned property taxes on the property of the
16 cooperative or life care facility. In the case of a life
17 care facility, the person with a disability must be liable
18 for paying the apportioned property taxes under a life
19 care contract as defined in Section 2 of the Life Care
20 Facilities Act.

21 (3) The person with a disability must be an owner of
22 record of a legal or equitable interest in the cooperative
23 apartment building. A leasehold interest does not meet
24 this requirement.

25 If a homestead exemption is granted under this subsection, the
26 cooperative association or management firm shall credit the

1 savings resulting from the exemption to the apportioned tax
2 liability of the qualifying person with a disability. The
3 chief county assessment officer may request reasonable proof
4 that the association or firm has properly credited the
5 exemption. A person who willfully refuses to credit an
6 exemption to the qualified person with a disability is guilty
7 of a Class B misdemeanor.

8 (d) The chief county assessment officer shall determine
9 the eligibility of property to receive the homestead exemption
10 according to guidelines established by the Department. After a
11 person has received an exemption under this Section, an annual
12 verification of eligibility for the exemption shall be mailed
13 to the taxpayer.

14 In counties with fewer than 3,000,000 inhabitants, the
15 chief county assessment officer shall provide to each person
16 granted a homestead exemption under this Section a form to
17 designate any other person to receive a duplicate of any
18 notice of delinquency in the payment of taxes assessed and
19 levied under this Code on the person's qualifying property.
20 The duplicate notice shall be in addition to the notice
21 required to be provided to the person receiving the exemption
22 and shall be given in the manner required by this Code. The
23 person filing the request for the duplicate notice shall pay
24 an administrative fee of \$5 to the chief county assessment
25 officer. The assessment officer shall then file the executed
26 designation with the county collector, who shall issue the

1 duplicate notices as indicated by the designation. A
2 designation may be rescinded by the person with a disability
3 in the manner required by the chief county assessment officer.

4 (d-5) Notwithstanding any other provision of law, each
5 chief county assessment officer may approve this exemption for
6 the 2020 taxable year, without application, for any property
7 that was approved for this exemption for the 2019 taxable
8 year, provided that:

9 (1) the county board has declared a local disaster as
10 provided in the Illinois Emergency Management Agency Act
11 related to the COVID-19 public health emergency;

12 (2) the owner of record of the property as of January
13 1, 2020 is the same as the owner of record of the property
14 as of January 1, 2019;

15 (3) the exemption for the 2019 taxable year has not
16 been determined to be an erroneous exemption as defined by
17 this Code; and

18 (4) the applicant for the 2019 taxable year has not
19 asked for the exemption to be removed for the 2019 or 2020
20 taxable years.

21 (d-10) Notwithstanding any other provision of law, each
22 chief county assessment officer may approve this exemption for
23 the 2021 taxable year, without application, for any property
24 that was approved for this exemption for the 2020 taxable
25 year, if:

26 (1) the county board has declared a local disaster as

1 provided in the Illinois Emergency Management Agency Act
2 related to the COVID-19 public health emergency;

3 (2) the owner of record of the property as of January
4 1, 2021 is the same as the owner of record of the property
5 as of January 1, 2020;

6 (3) the exemption for the 2020 taxable year has not
7 been determined to be an erroneous exemption as defined by
8 this Code; and

9 (4) the taxpayer for the 2020 taxable year has not
10 asked for the exemption to be removed for the 2020 or 2021
11 taxable years.

12 (d-15) For taxable years 2022 through 2027, in any county
13 of more than 3,000,000 residents, and in any other county
14 where the county board has authorized such action by ordinance
15 or resolution, a chief county assessment officer may renew
16 this exemption for any person who applied for the exemption
17 and presented proof of eligibility, as described in subsection
18 (b), without an annual application as required under
19 subsection (d). A chief county assessment officer shall not
20 automatically renew an exemption under this subsection if: the
21 physician, advanced practice registered nurse, optometrist, or
22 physician assistant who examined the claimant determined that
23 the disability is not expected to continue for 12 months or
24 more; the exemption has been deemed erroneous since the last
25 application; or the claimant has reported their ineligibility
26 to receive the exemption. A chief county assessment officer

1 who automatically renews an exemption under this subsection
2 shall notify a person of a subsequent determination not to
3 automatically renew that person's exemption and shall provide
4 that person with an application to renew the exemption.

5 (e) A taxpayer who claims an exemption under Section
6 15-165 or 15-169 may not claim an exemption under this
7 Section.

8 (Source: P.A. 102-136, eff. 7-23-21; 102-895, eff. 5-23-22;
9 103-154, eff. 6-30-23.)

10 Section 99. Effective date. This Act takes effect upon
11 becoming law.