

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 Section 11-74.4-3.5 as follows:

6 (65 ILCS 5/11-74.4-3.5)

7 Sec. 11-74.4-3.5. Completion dates for redevelopment
8 projects.

9 (a) Unless otherwise stated in this Section, the estimated
10 dates of completion of the redevelopment project and
11 retirement of obligations issued to finance redevelopment
12 project costs (including refunding bonds under Section
13 11-74.4-7) may not be later than December 31 of the year in
14 which the payment to the municipal treasurer, as provided in
15 subsection (b) of Section 11-74.4-8 of this Act, is to be made
16 with respect to ad valorem taxes levied in the 23rd calendar
17 year after the year in which the ordinance approving the
18 redevelopment project area was adopted if the ordinance was
19 adopted on or after January 15, 1981.

20 (a-5) If the redevelopment project area is located within
21 a transit facility improvement area established pursuant to
22 Section 11-74.4-3, the estimated dates of completion of the
23 redevelopment project and retirement of obligations issued to

1 finance redevelopment project costs (including refunding bonds
2 under Section 11-74.4-7) may not be later than December 31 of
3 the year in which the payment to the municipal treasurer, as
4 provided in subsection (b) of Section 11-74.4-8 of this Act,
5 is to be made with respect to ad valorem taxes levied in the
6 35th calendar year after the year in which the ordinance
7 approving the redevelopment project area was adopted.

8 (a-7) A municipality may adopt tax increment financing for
9 a redevelopment project area located in a transit facility
10 improvement area that also includes real property located
11 within an existing redevelopment project area established
12 prior to August 12, 2016 (the effective date of Public Act
13 99-792). In such case: (i) the provisions of this Division
14 shall apply with respect to the previously established
15 redevelopment project area until the municipality adopts, as
16 required in accordance with applicable provisions of this
17 Division, an ordinance dissolving the special tax allocation
18 fund for such redevelopment project area and terminating the
19 designation of such redevelopment project area as a
20 redevelopment project area; and (ii) after the effective date
21 of the ordinance described in (i), the provisions of this
22 Division shall apply with respect to the subsequently
23 established redevelopment project area located in a transit
24 facility improvement area.

25 (b) The estimated dates of completion of the redevelopment
26 project and retirement of obligations issued to finance

1 redevelopment project costs (including refunding bonds under
2 Section 11-74.4-7) may not be later than December 31 of the
3 year in which the payment to the municipal treasurer as
4 provided in subsection (b) of Section 11-74.4-8 of this Act is
5 to be made with respect to ad valorem taxes levied in the 32nd
6 calendar year after the year in which the ordinance approving
7 the redevelopment project area was adopted if the ordinance
8 was adopted on September 9, 1999 by the Village of Downs.

9 The estimated dates of completion of the redevelopment
10 project and retirement of obligations issued to finance
11 redevelopment project costs (including refunding bonds under
12 Section 11-74.4-7) may not be later than December 31 of the
13 year in which the payment to the municipal treasurer as
14 provided in subsection (b) of Section 11-74.4-8 of this Act is
15 to be made with respect to ad valorem taxes levied in the 33rd
16 calendar year after the year in which the ordinance approving
17 the redevelopment project area was adopted if the ordinance
18 was adopted on May 20, 1985 by the Village of Wheeling.

19 The estimated dates of completion of the redevelopment
20 project and retirement of obligations issued to finance
21 redevelopment project costs (including refunding bonds under
22 Section 11-74.4-7) may not be later than December 31 of the
23 year in which the payment to the municipal treasurer as
24 provided in subsection (b) of Section 11-74.4-8 of this Act is
25 to be made with respect to ad valorem taxes levied in the 28th
26 calendar year after the year in which the ordinance approving

1 the redevelopment project area was adopted if the ordinance
2 was adopted on October 12, 1989 by the City of Lawrenceville.

3 (b-5) The estimated dates of completion of the
4 redevelopment project and retirement of obligations issued to
5 finance redevelopment project costs (including refunding bonds
6 under Section 11-74.4-7) may not be later than December 31 of
7 the year in which the payment to the municipal treasurer as
8 provided in subsection (b) of Section 11-74.4-8 of this Act is
9 to be made with respect to ad valorem taxes levied in the 32nd
10 calendar year after the year in which the ordinance approving
11 the redevelopment project area was adopted if the ordinance
12 was adopted on April 19, 2004 by the Village of Tremont.

13 (c) The estimated dates of completion of the redevelopment
14 project and retirement of obligations issued to finance
15 redevelopment project costs (including refunding bonds under
16 Section 11-74.4-7) may not be later than December 31 of the
17 year in which the payment to the municipal treasurer as
18 provided in subsection (b) of Section 11-74.4-8 of this Act is
19 to be made with respect to ad valorem taxes levied in the 35th
20 calendar year after the year in which the ordinance approving
21 the redevelopment project area was adopted:

22 (1) If the ordinance was adopted before January 15,
23 1981.

24 (2) If the ordinance was adopted in December 1983,
25 April 1984, July 1985, or December 1989.

26 (3) If the ordinance was adopted in December 1987 and

1 the redevelopment project is located within one mile of
2 Midway Airport.

3 (4) If the ordinance was adopted before January 1,
4 1987 by a municipality in Mason County.

5 (5) If the municipality is subject to the Local
6 Government Financial Planning and Supervision Act or the
7 Financially Distressed City Law.

8 (6) If the ordinance was adopted in December 1984 by
9 the Village of Rosemont.

10 (7) If the ordinance was adopted on December 31, 1986
11 by a municipality located in Clinton County for which at
12 least \$250,000 of tax increment bonds were authorized on
13 June 17, 1997, or if the ordinance was adopted on December
14 31, 1986 by a municipality with a population in 1990 of
15 less than 3,600 that is located in a county with a
16 population in 1990 of less than 34,000 and for which at
17 least \$250,000 of tax increment bonds were authorized on
18 June 17, 1997.

19 (8) If the ordinance was adopted on October 5, 1982 by
20 the City of Kankakee, or if the ordinance was adopted on
21 December 29, 1986 by East St. Louis.

22 (9) If the ordinance was adopted on November 12, 1991
23 by the Village of Sauget.

24 (10) If the ordinance was adopted on February 11, 1985
25 by the City of Rock Island.

26 (11) If the ordinance was adopted before December 18,

1 1986 by the City of Moline.

2 (12) If the ordinance was adopted in September 1988 by
3 Sauk Village.

4 (13) If the ordinance was adopted in October 1993 by
5 Sauk Village.

6 (14) If the ordinance was adopted on December 29, 1986
7 by the City of Galva.

8 (15) If the ordinance was adopted in March 1991 by the
9 City of Centreville.

10 (16) If the ordinance was adopted on January 23, 1991
11 by the City of East St. Louis.

12 (17) If the ordinance was adopted on December 22, 1986
13 by the City of Aledo.

14 (18) If the ordinance was adopted on February 5, 1990
15 by the City of Clinton.

16 (19) If the ordinance was adopted on September 6, 1994
17 by the City of Freeport.

18 (20) If the ordinance was adopted on December 22, 1986
19 by the City of Tuscola.

20 (21) If the ordinance was adopted on December 23, 1986
21 by the City of Sparta.

22 (22) If the ordinance was adopted on December 23, 1986
23 by the City of Beardstown.

24 (23) If the ordinance was adopted on April 27, 1981,
25 October 21, 1985, or December 30, 1986 by the City of
26 Belleville.

1 (24) If the ordinance was adopted on December 29, 1986
2 by the City of Collinsville.

3 (25) If the ordinance was adopted on September 14,
4 1994 by the City of Alton.

5 (26) If the ordinance was adopted on November 11, 1996
6 by the City of Lexington.

7 (27) If the ordinance was adopted on November 5, 1984
8 by the City of LeRoy.

9 (28) If the ordinance was adopted on April 3, 1991 or
10 June 3, 1992 by the City of Markham.

11 (29) If the ordinance was adopted on November 11, 1986
12 by the City of Pekin.

13 (30) If the ordinance was adopted on December 15, 1981
14 by the City of Champaign.

15 (31) If the ordinance was adopted on December 15, 1986
16 by the City of Urbana.

17 (32) If the ordinance was adopted on December 15, 1986
18 by the Village of Heyworth.

19 (33) If the ordinance was adopted on February 24, 1992
20 by the Village of Heyworth.

21 (34) If the ordinance was adopted on March 16, 1995 by
22 the Village of Heyworth.

23 (35) If the ordinance was adopted on December 23, 1986
24 by the Town of Cicero.

25 (36) If the ordinance was adopted on December 30, 1986
26 by the City of Effingham.

1 (37) If the ordinance was adopted on May 9, 1991 by the
2 Village of Tilton.

3 (38) If the ordinance was adopted on October 20, 1986
4 by the City of Elmhurst.

5 (39) If the ordinance was adopted on January 19, 1988
6 by the City of Waukegan.

7 (40) If the ordinance was adopted on September 21,
8 1998 by the City of Waukegan.

9 (41) If the ordinance was adopted on December 31, 1986
10 by the City of Sullivan.

11 (42) If the ordinance was adopted on December 23, 1991
12 by the City of Sullivan.

13 (43) If the ordinance was adopted on December 31, 1986
14 by the City of Oglesby.

15 (44) If the ordinance was adopted on July 28, 1987 by
16 the City of Marion.

17 (45) If the ordinance was adopted on April 23, 1990 by
18 the City of Marion.

19 (46) If the ordinance was adopted on August 20, 1985
20 by the Village of Mount Prospect.

21 (47) If the ordinance was adopted on February 2, 1998
22 by the Village of Woodhull.

23 (48) If the ordinance was adopted on April 20, 1993 by
24 the Village of Princeville.

25 (49) If the ordinance was adopted on July 1, 1986 by
26 the City of Granite City.

1 (50) If the ordinance was adopted on February 2, 1989
2 by the Village of Lombard.

3 (51) If the ordinance was adopted on December 29, 1986
4 by the Village of Gardner.

5 (52) If the ordinance was adopted on July 14, 1999 by
6 the Village of Paw Paw.

7 (53) If the ordinance was adopted on November 17, 1986
8 by the Village of Franklin Park.

9 (54) If the ordinance was adopted on November 20, 1989
10 by the Village of South Holland.

11 (55) If the ordinance was adopted on July 14, 1992 by
12 the Village of Riverdale.

13 (56) If the ordinance was adopted on December 29, 1986
14 by the City of Galesburg.

15 (57) If the ordinance was adopted on April 1, 1985 by
16 the City of Galesburg.

17 (58) If the ordinance was adopted on May 21, 1990 by
18 the City of West Chicago.

19 (59) If the ordinance was adopted on December 16, 1986
20 by the City of Oak Forest.

21 (60) If the ordinance was adopted in 1999 by the City
22 of Villa Grove.

23 (61) If the ordinance was adopted on January 13, 1987
24 by the Village of Mt. Zion.

25 (62) If the ordinance was adopted on December 30, 1986
26 by the Village of Manteno.

1 (63) If the ordinance was adopted on April 3, 1989 by
2 the City of Chicago Heights.

3 (64) If the ordinance was adopted on January 6, 1999
4 by the Village of Rosemont.

5 (65) If the ordinance was adopted on December 19, 2000
6 by the Village of Stone Park.

7 (66) If the ordinance was adopted on December 22, 1986
8 by the City of DeKalb.

9 (67) If the ordinance was adopted on December 2, 1986
10 by the City of Aurora.

11 (68) If the ordinance was adopted on December 31, 1986
12 by the Village of Milan.

13 (69) If the ordinance was adopted on September 8, 1994
14 by the City of West Frankfort.

15 (70) If the ordinance was adopted on December 23, 1986
16 by the Village of Libertyville.

17 (71) If the ordinance was adopted on December 22, 1986
18 by the Village of Hoffman Estates.

19 (72) If the ordinance was adopted on September 17,
20 1986 by the Village of Sherman.

21 (73) If the ordinance was adopted on December 16, 1986
22 by the City of Macomb.

23 (74) If the ordinance was adopted on June 11, 2002 by
24 the City of East Peoria to create the West Washington
25 Street TIF.

26 (75) If the ordinance was adopted on June 11, 2002 by

1 the City of East Peoria to create the Camp Street TIF.

2 (76) If the ordinance was adopted on August 7, 2000 by
3 the City of Des Plaines.

4 (77) If the ordinance was adopted on December 22, 1986
5 by the City of Washington to create the Washington Square
6 TIF #2.

7 (78) If the ordinance was adopted on December 29, 1986
8 by the City of Morris.

9 (79) If the ordinance was adopted on July 6, 1998 by
10 the Village of Steeleville.

11 (80) If the ordinance was adopted on December 29, 1986
12 by the City of Pontiac to create TIF I (the Main St TIF).

13 (81) If the ordinance was adopted on December 29, 1986
14 by the City of Pontiac to create TIF II (the Interstate
15 TIF).

16 (82) If the ordinance was adopted on November 6, 2002
17 by the City of Chicago to create the Madden/Wells TIF
18 District.

19 (83) If the ordinance was adopted on November 4, 1998
20 by the City of Chicago to create the Roosevelt/Racine TIF
21 District.

22 (84) If the ordinance was adopted on June 10, 1998 by
23 the City of Chicago to create the Stony Island
24 Commercial/Burnside Industrial Corridors TIF District.

25 (85) If the ordinance was adopted on November 29, 1989
26 by the City of Chicago to create the Englewood Mall TIF

1 District.

2 (86) If the ordinance was adopted on December 27, 1986
3 by the City of Mendota.

4 (87) If the ordinance was adopted on December 31, 1986
5 by the Village of Cahokia.

6 (88) If the ordinance was adopted on September 20,
7 1999 by the City of Belleville.

8 (89) If the ordinance was adopted on December 30, 1986
9 by the Village of Bellevue to create the Bellevue TIF
10 District 1.

11 (90) If the ordinance was adopted on December 13, 1993
12 by the Village of Crete.

13 (91) If the ordinance was adopted on February 12, 2001
14 by the Village of Crete.

15 (92) If the ordinance was adopted on April 23, 2001 by
16 the Village of Crete.

17 (93) If the ordinance was adopted on December 16, 1986
18 by the City of Champaign.

19 (94) If the ordinance was adopted on December 20, 1986
20 by the City of Charleston.

21 (95) If the ordinance was adopted on June 6, 1989 by
22 the Village of Romeoville.

23 (96) If the ordinance was adopted on October 14, 1993
24 and amended on August 2, 2010 by the City of Venice.

25 (97) If the ordinance was adopted on June 1, 1994 by
26 the City of Markham.

1 (98) If the ordinance was adopted on May 19, 1998 by
2 the Village of Bensenville.

3 (99) If the ordinance was adopted on November 12, 1987
4 by the City of Dixon.

5 (100) If the ordinance was adopted on December 20,
6 1988 by the Village of Lansing.

7 (101) If the ordinance was adopted on October 27, 1998
8 by the City of Moline.

9 (102) If the ordinance was adopted on May 21, 1991 by
10 the Village of Glenwood.

11 (103) If the ordinance was adopted on January 28, 1992
12 by the City of East Peoria.

13 (104) If the ordinance was adopted on December 14,
14 1998 by the City of Carlyle.

15 (105) If the ordinance was adopted on May 17, 2000, as
16 subsequently amended, by the City of Chicago to create the
17 Midwest Redevelopment TIF District.

18 (106) If the ordinance was adopted on September 13,
19 1989 by the City of Chicago to create the Michigan/Cermak
20 Area TIF District.

21 (107) If the ordinance was adopted on March 30, 1992
22 by the Village of Ohio.

23 (108) If the ordinance was adopted on July 6, 1998 by
24 the Village of Orangeville.

25 (109) If the ordinance was adopted on December 16,
26 1997 by the Village of Germantown.

1 (110) If the ordinance was adopted on April 28, 2003
2 by Gibson City.

3 (111) If the ordinance was adopted on December 18,
4 1990 by the Village of Washington Park, but only after the
5 Village of Washington Park becomes compliant with the
6 reporting requirements under subsection (d) of Section
7 11-74.4-5, and after the State Comptroller's certification
8 of such compliance.

9 (112) If the ordinance was adopted on February 28,
10 2000 by the City of Harvey.

11 (113) If the ordinance was adopted on January 11, 1991
12 by the City of Chicago to create the Read/Dunning TIF
13 District.

14 (114) If the ordinance was adopted on July 24, 1991 by
15 the City of Chicago to create the Sanitary and Ship Canal
16 TIF District.

17 (115) If the ordinance was adopted on December 4, 2007
18 by the City of Naperville.

19 (116) If the ordinance was adopted on July 1, 2002 by
20 the Village of Arlington Heights.

21 (117) If the ordinance was adopted on February 11,
22 1991 by the Village of Machesney Park.

23 (118) If the ordinance was adopted on December 29,
24 1993 by the City of Ottawa.

25 (119) If the ordinance was adopted on June 4, 1991 by
26 the Village of Lansing.

1 (120) If the ordinance was adopted on February 10,
2 2004 by the Village of Fox Lake.

3 (121) If the ordinance was adopted on December 22,
4 1992 by the City of Fairfield.

5 (122) If the ordinance was adopted on February 10,
6 1992 by the City of Mt. Sterling.

7 (123) If the ordinance was adopted on March 15, 2004
8 by the City of Batavia.

9 (124) If the ordinance was adopted on March 18, 2002
10 by the Village of Lake Zurich.

11 (125) If the ordinance was adopted on September 23,
12 1997 by the City of Granite City.

13 (126) If the ordinance was adopted on May 8, 2013 by
14 the Village of Rosemont to create the Higgins Road/River
15 Road TIF District No. 6.

16 (127) If the ordinance was adopted on November 22,
17 1993 by the City of Arcola.

18 (128) If the ordinance was adopted on September 7,
19 2004 by the City of Arcola.

20 (129) If the ordinance was adopted on November 29,
21 1999 by the City of Paris.

22 (130) If the ordinance was adopted on September 20,
23 1994 by the City of Ottawa to create the U.S. Route 6 East
24 Ottawa TIF.

25 (131) If the ordinance was adopted on May 2, 2002 by
26 the Village of Crestwood.

1 (132) If the ordinance was adopted on October 27, 1992
2 by the City of Blue Island.

3 (133) If the ordinance was adopted on December 23,
4 1993 by the City of Lacon.

5 (134) If the ordinance was adopted on May 4, 1998 by
6 the Village of Bradford.

7 (135) If the ordinance was adopted on June 11, 2002 by
8 the City of Oak Forest.

9 (136) If the ordinance was adopted on November 16,
10 1992 by the City of Pinckneyville.

11 (137) If the ordinance was adopted on March 1, 2001 by
12 the Village of South Jacksonville.

13 (138) If the ordinance was adopted on February 26,
14 1992 by the City of Chicago to create the Stockyards
15 Southeast Quadrant TIF District.

16 (139) If the ordinance was adopted on January 25, 1993
17 by the City of LaSalle.

18 (140) If the ordinance was adopted on December 23,
19 1997 by the Village of Dieterich.

20 (141) If the ordinance was adopted on February 10,
21 2016 by the Village of Rosemont to create the
22 Balmoral/Pearl TIF No. 8 Tax Increment Financing
23 Redevelopment Project Area.

24 (142) If the ordinance was adopted on June 11, 2002 by
25 the City of Oak Forest.

26 (143) If the ordinance was adopted on January 31, 1995

1 by the Village of Milledgeville.

2 (144) If the ordinance was adopted on February 5, 1996
3 by the Village of Pearl City.

4 (145) If the ordinance was adopted on December 21,
5 1994 by the City of Calumet City.

6 (146) If the ordinance was adopted on May 5, 2003 by
7 the Town of Normal.

8 (147) If the ordinance was adopted on June 2, 1998 by
9 the City of Litchfield.

10 (148) If the ordinance was adopted on October 23, 1995
11 by the City of Marion.

12 (149) If the ordinance was adopted on May 24, 2001 by
13 the Village of Hanover Park.

14 (150) If the ordinance was adopted on May 30, 1995 by
15 the Village of Dalzell.

16 (151) If the ordinance was adopted on April 15, 1997
17 by the City of Edwardsville.

18 (152) If the ordinance was adopted on September 5,
19 1995 by the City of Granite City.

20 (153) If the ordinance was adopted on June 21, 1999 by
21 the Village of Table Grove.

22 (154) If the ordinance was adopted on February 23,
23 1995 by the City of Springfield.

24 (155) If the ordinance was adopted on August 11, 1999
25 by the City of Monmouth.

26 (156) If the ordinance was adopted on December 26,

1 1995 by the Village of Posen.

2 (157) If the ordinance was adopted on July 1, 1995 by
3 the Village of Caseyville.

4 (158) If the ordinance was adopted on January 30, 1996
5 by the City of Madison.

6 (159) If the ordinance was adopted on February 2, 1996
7 by the Village of Hartford.

8 (160) If the ordinance was adopted on July 2, 1996 by
9 the Village of Manlius.

10 (161) If the ordinance was adopted on March 21, 2000
11 by the City of Hoopeston.

12 (162) If the ordinance was adopted on March 22, 2005
13 by the City of Hoopeston.

14 (163) If the ordinance was adopted on July 10, 1996 by
15 the City of Chicago to create the Goose Island TIF
16 District.

17 (164) If the ordinance was adopted on December 11,
18 1996 by the City of Chicago to create the Bryn
19 Mawr/Broadway TIF District.

20 (165) If the ordinance was adopted on December 31,
21 1995 by the City of Chicago to create the 95th/Western TIF
22 District.

23 (166) If the ordinance was adopted on October 7, 1998
24 by the City of Chicago to create the 71st and Stony Island
25 TIF District.

26 (167) If the ordinance was adopted on April 19, 1995

1 by the Village of North Utica.

2 (168) If the ordinance was adopted on April 22, 1996
3 by the City of LaSalle.

4 (169) If the ordinance was adopted on June 9, 2008 by
5 the City of Country Club Hills.

6 (170) If the ordinance was adopted on July 3, 1996 by
7 the Village of Phoenix.

8 (171) If the ordinance was adopted on May 19, 1997 by
9 the Village of Swansea.

10 (172) If the ordinance was adopted on August 13, 2001
11 by the Village of Saunemin.

12 (173) If the ordinance was adopted on January 10, 2005
13 by the Village of Romeoville.

14 (174) If the ordinance was adopted on January 28, 1997
15 by the City of Berwyn for the South Berwyn Corridor Tax
16 Increment Financing District.

17 (175) If the ordinance was adopted on January 28, 1997
18 by the City of Berwyn for the Roosevelt Road Tax Increment
19 Financing District.

20 (176) If the ordinance was adopted on May 3, 2001 by
21 the Village of Hanover Park for the Village Center Tax
22 Increment Financing Redevelopment Project Area (TIF # 3).

23 (177) If the ordinance was adopted on January 1, 1996
24 by the City of Savanna.

25 (178) If the ordinance was adopted on January 28, 2002
26 by the Village of Okawville.

1 (179) If the ordinance was adopted on October 4, 1999
2 by the City of Vandalia.

3 (180) If the ordinance was adopted on June 16, 2003 by
4 the City of Rushville.

5 (181) If the ordinance was adopted on December 7, 1998
6 by the City of Quincy for the Central Business District
7 West Tax Increment Redevelopment Project Area.

8 (182) If the ordinance was adopted on March 27, 1997
9 by the Village of Maywood approving the Roosevelt Road TIF
10 District.

11 (183) If the ordinance was adopted on March 27, 1997
12 by the Village of Maywood approving the Madison
13 Street/Fifth Avenue TIF District.

14 (184) If the ordinance was adopted on November 10,
15 1997 by the Village of Park Forest.

16 (185) If the ordinance was adopted on July 30, 1997 by
17 the City of Chicago to create the Near North TIF district.

18 (186) If the ordinance was adopted on December 1, 2000
19 by the Village of Mahomet.

20 (187) If the ordinance was adopted on June 16, 1999 by
21 the Village of Washburn.

22 (188) If the ordinance was adopted on August 19, 1998
23 by the Village of New Berlin.

24 (189) If the ordinance was adopted on February 5, 2002
25 by the City of Highwood.

26 (190) If the ordinance was adopted on June 1, 1997 by

1 the City of Flora.

2 (191) If the ordinance was adopted on August 17, 1999
3 by the City of Ottawa.

4 (192) If the ordinance was adopted on June 13, 2005 by
5 the City of Mount Carroll.

6 (193) If the ordinance was adopted on March 25, 2008
7 by the Village of Elizabeth.

8 (194) If the ordinance was adopted on February 22,
9 2000 by the City of Mount Pulaski.

10 (195) If the ordinance was adopted on November 21,
11 2000 by the City of Effingham.

12 (196) If the ordinance was adopted on January 28, 2003
13 by the City of Effingham.

14 (197) If the ordinance was adopted on February 4, 2008
15 by the City of Polo.

16 (198) If the ordinance was adopted on August 17, 2005
17 by the Village of Bellwood to create the Park Place TIF.

18 (199) If the ordinance was adopted on July 16, 2014 by
19 the Village of Bellwood to create the North-2014 TIF.

20 (200) If the ordinance was adopted on July 16, 2014 by
21 the Village of Bellwood to create the South-2014 TIF.

22 (201) If the ordinance was adopted on July 16, 2014 by
23 the Village of Bellwood to create the Central Metro-2014
24 TIF.

25 (202) If the ordinance was adopted on September 17,
26 2014 by the Village of Bellwood to create the Addison

1 Creek "A" (Southwest)-2014 TIF.

2 (203) If the ordinance was adopted on September 17,
3 2014 by the Village of Bellwood to create the Addison
4 Creek "B" (Northwest)-2014 TIF.

5 (204) If the ordinance was adopted on September 17,
6 2014 by the Village of Bellwood to create the Addison
7 Creek "C" (Northeast)-2014 TIF.

8 (205) If the ordinance was adopted on September 17,
9 2014 by the Village of Bellwood to create the Addison
10 Creek "D" (Southeast)-2014 TIF.

11 (206) If the ordinance was adopted on June 26, 2007 by
12 the City of Peoria.

13 (207) If the ordinance was adopted on October 28, 2008
14 by the City of Peoria.

15 (208) If the ordinance was adopted on April 4, 2000 by
16 the City of Joliet to create the Joliet City Center TIF
17 District.

18 (209) If the ordinance was adopted on July 8, 1998 by
19 the City of Chicago to create the 43rd/Cottage Grove TIF
20 district.

21 (210) If the ordinance was adopted on July 8, 1998 by
22 the City of Chicago to create the 79th Street Corridor TIF
23 district.

24 (211) If the ordinance was adopted on November 4, 1998
25 by the City of Chicago to create the Bronzeville TIF
26 district.

1 (212) If the ordinance was adopted on February 5, 1998
2 by the City of Chicago to create the Homan/Arthington TIF
3 district.

4 (213) If the ordinance was adopted on December 8, 1998
5 by the Village of Plainfield.

6 (214) If the ordinance was adopted on July 17, 2000 by
7 the Village of Homer.

8 (215) If the ordinance was adopted on December 27,
9 2006 by the City of Greenville.

10 (216) If the ordinance was adopted on June 10, 1998 by
11 the City of Chicago to create the Kinzie Industrial TIF
12 district.

13 (217) If the ordinance was adopted on December 2, 1998
14 by the City of Chicago to create the Northwest Industrial
15 TIF district.

16 (218) If the ordinance was adopted on June 10, 1998 by
17 the City of Chicago to create the Pilsen Industrial TIF
18 district.

19 (219) If the ordinance was adopted on January 14, 1997
20 by the City of Chicago to create the 35th/Halsted TIF
21 district.

22 (220) If the ordinance was adopted on June 9, 1999 by
23 the City of Chicago to create the Pulaski Corridor TIF
24 district.

25 (221) If the ordinance was adopted on December 16,
26 1997 by the City of Springfield to create the Enos Park

1 Neighborhood TIF District.

2 (222) If the ordinance was adopted on February 5, 1998
3 by the City of Chicago to create the Roosevelt/Cicero
4 redevelopment project area.

5 (223) If the ordinance was adopted on February 5, 1998
6 by the City of Chicago to create the Western/Ogden
7 redevelopment project area.

8 (224) If the ordinance was adopted on July 21, 1999 by
9 the City of Chicago to create the 24th/Michigan Avenue
10 redevelopment project area.

11 (225) If the ordinance was adopted on January 20, 1999
12 by the City of Chicago to create the Woodlawn
13 redevelopment project area.

14 (226) If the ordinance was adopted on July 7, 1999 by
15 the City of Chicago to create the Clark/Montrose
16 redevelopment project area.

17 (227) If the ordinance was adopted on November 4, 2003
18 by the City of Madison to create the Rivers Edge
19 redevelopment project area.

20 (228) If the ordinance was adopted on August 12, 2003
21 by the City of Madison to create the Caine Street
22 redevelopment project area.

23 (229) If the ordinance was adopted on March 7, 2000 by
24 the City of Madison to create the East Madison TIF.

25 (230) If the ordinance was adopted on August 3, 2001
26 by the Village of Aviston.

1 (231) If the ordinance was adopted on August 22, 2011
2 by the Village of Warren.

3 (232) If the ordinance was adopted on April 8, 1999 by
4 the City of Farmer City.

5 (233) If the ordinance was adopted on August 4, 1999
6 by the Village of Fairmont City.

7 (234) If the ordinance was adopted on October 2, 1999
8 by the Village of Fairmont City.

9 (235) If the ordinance was adopted December 16, 1999
10 by the City of Springfield.

11 (236) If the ordinance was adopted on December 13,
12 1999 by the Village of Palatine to create the Village of
13 Palatine Downtown Area TIF District.

14 (237) If the ordinance was adopted on September 29,
15 1999 by the City of Chicago to create the 111th/Kedzie
16 redevelopment project area.

17 (238) If the ordinance was adopted on November 12,
18 1998 by the City of Chicago to create the Canal/Congress
19 redevelopment project area.

20 (239) If the ordinance was adopted on July 7, 1999 by
21 the City of Chicago to create the Galewood/Armitage
22 Industrial redevelopment project area.

23 (240) If the ordinance was adopted on September 29,
24 1999 by the City of Chicago to create the Madison/Austin
25 Corridor redevelopment project area.

26 (241) If the ordinance was adopted on April 12, 2000

1 by the City of Chicago to create the South Chicago
2 redevelopment project area.

3 (242) If the ordinance was adopted on January 9, 2002
4 by the Village of Elkhart.

5 (243) If the ordinance was adopted on May 23, 2000 by
6 the City of Robinson to create the West Robinson
7 Industrial redevelopment project area.

8 (244) If the ordinance was adopted on October 9, 2001
9 by the City of Robinson to create the Downtown Robinson
10 redevelopment project area.

11 (245) If the ordinance was adopted on September 19,
12 2000 by the Village of Valmeyer.

13 (246) If the ordinance was adopted on April 15, 2002
14 by the City of McHenry to create the Downtown TIF
15 district.

16 (247) If the ordinance was adopted on February 15,
17 1999 by the Village of Channahon.

18 (248) If the ordinance was adopted on December 19,
19 2000 by the City of Peoria.

20 (249) If the ordinance was adopted on July 24, 2000 by
21 the City of Rock Island to create the North 11th Street
22 redevelopment project area.

23 (250) If the ordinance was adopted on February 5, 2002
24 by the City of Champaign to create the North Campustown
25 TIF.

26 (251) If the ordinance was adopted on November 20,

2000 by the Village of Evergreen Park.

(252) If the ordinance was adopted on February 16, 2000 by the City of Chicago to create the Fullerton/Milwaukee redevelopment project area.

(253) If the ordinance was adopted on October 23, 2006 by the Village of Bourbonnais to create the Bourbonnais Industrial Park Conservation Area.

(254) If the ordinance was adopted on February 22, 2000 by the City of Geneva to create the East State Street redevelopment project area.

(255) If the ordinance was adopted on February 6, 2001 by the Village of Downers Grove to create the Ogden Avenue redevelopment project area.

(256) If the ordinance was adopted on June 27, 2001 by the City of Chicago to create the Division/Homan redevelopment project area.

(257) If the ordinance was adopted on May 17, 2000 by the City of Chicago to create the 63rd/Pulaski redevelopment project area.

(258) If the ordinance was adopted on March 10, 1999 by the City of Chicago to create the Greater Southwest Industrial (East) redevelopment project area.

(259) If the ordinance was adopted on February 16, 2000 by the City of Chicago to create the Lawrence/Kedzie redevelopment project area.

(260) If the ordinance was adopted on November 3, 1999

1 by the City of Chicago to create the Lincoln Avenue
2 redevelopment project area.

3 (261) If the ordinance was adopted on September 3,
4 2015 by the Village of Fox River Grove to create the
5 Downtown TIF #2 redevelopment project area.

6 (262) If the ordinance was adopted on October 16, 2000
7 by the Village of Franklin Park to create the Downtown
8 Franklin Avenue redevelopment project area.

9 (263) If the ordinance was adopted on September 8,
10 2003 by the City of Jacksonville to create the Downtown
11 Redevelopment Project Area.

12 (264) If the ordinance was adopted on August 13, 2002
13 by the City of Prophetstown to create the Redevelopment
14 Project Area No. 1.

15 (265) If the ordinance was adopted on August 29, 2006
16 by the City of Ottawa to create the Ottawa Dayton
17 Industrial TIF District.

18 (266) If the ordinance was adopted on June 27, 2006 by
19 the City of Ottawa to create the Ottawa Canal TIF
20 District.

21 (267) If the ordinance was adopted on March 5, 2001 by
22 the City of Salem to create the TIF No 2 - Redevelopment
23 Area.

24 (268) If the ordinance was adopted on January 23, 2002
25 by the Village of Malta to create the Harkness Property
26 redevelopment project area.

1 (269) If the ordinance was adopted on June 16, 2008 by
2 the City of Highland to create TIF #1.

3 (270) If the ordinance was adopted on January 3, 2012
4 by the City of Highland to create TIF #2.

5 (271) If the ordinance was adopted on January 1, 2000
6 by the City of Chicago to create the Belmont/Central
7 redevelopment project area.

8 (272) If the ordinance was adopted on June 27, 2001 by
9 the City of Chicago to create the Englewood Neighborhood
10 redevelopment project area.

11 (273) If the ordinance was adopted on December 13,
12 2000 by the City of Chicago to create the Lake Calumet Area
13 Industrial redevelopment project area.

14 (274) If the ordinance was adopted on October 15, 2001
15 by the City of Des Plaines to create TIF No. 6 Mannheim
16 Higgins Road.

17 (275) If the ordinance was adopted on October 22, 2001
18 by the City of Sullivan to create TIF District III.

19 (276) If the ordinance was adopted on November 12,
20 2013 by the City of Oak Forest to create the City of Oak
21 Forest Cicero Avenue Tax Increment Financing District
22 Redevelopment Project Area TIF District #6.

23 (277) If the ordinance was adopted on December 15,
24 2003 by the City of Knoxville.

25 (278) If the ordinance was adopted on February 16,
26 2000 by the City of Chicago to create the Peterson/Pulaski

1 redevelopment project area.

2 (279) If the ordinance was adopted on February 16,
3 2000 by the City of Chicago to create the Central West
4 redevelopment project area.

5 (280) If the ordinance was adopted on June 27, 2001 by
6 the City of Chicago to create the Lawrence/Broadway
7 redevelopment project area.

8 (281) If the ordinance was adopted on March 18, 2002
9 by the City of St. Charles for the First Street District
10 #4.

11 (282) If the ordinance was adopted on April 6, 2001 by
12 the Village of Melrose Park to create the Seniors First
13 TIF.

14 (283) If the ordinance was adopted on April 6, 2001 by
15 the Village of Melrose Park to create the Zenith Opus TIF.

16 (284) If the ordinance was adopted on January 16, 2002
17 by the City of Chicago to create the Roseland/Michigan
18 redevelopment project area.

19 (285) If the ordinance was adopted on February 27,
20 2002 by the City of Chicago to create the Chicago/Central
21 Park redevelopment project area.

22 (286) If the ordinance was adopted on July 31, 2002 by
23 the City of Chicago to create the Avalon Park/South Shore
24 redevelopment project area.

25 (287) If the ordinance was adopted on November 13,
26 2002 by the City of Chicago to create the Commercial

1 Avenue redevelopment project area.

2 (288) If the ordinance was adopted on December 1, 2003
3 by the Village of Millstadt to create Millstadt TIF
4 District #1.

5 (289) If the ordinance was adopted on December 16,
6 2003 by the City of Mattoon to create the Midtown Mattoon
7 redevelopment project area.

8 (290) If the ordinance was adopted on January 21, 2003
9 by the City of Sterling to create the Rock River
10 Redevelopment.

11 (d) For redevelopment project areas for which bonds were
12 issued before July 29, 1991, or for which contracts were
13 entered into before June 1, 1988, in connection with a
14 redevelopment project in the area within the State Sales Tax
15 Boundary, the estimated dates of completion of the
16 redevelopment project and retirement of obligations to finance
17 redevelopment project costs (including refunding bonds under
18 Section 11-74.4-7) may be extended by municipal ordinance to
19 December 31, 2013. The termination procedures of subsection
20 (b) of Section 11-74.4-8 are not required for these
21 redevelopment project areas in 2009 but are required in 2013.
22 The extension allowed by Public Act 87-1272 shall not apply to
23 real property tax increment allocation financing under Section
24 11-74.4-8.

25 (e) Those dates, for purposes of real property tax
26 increment allocation financing pursuant to Section 11-74.4-8

1 only, shall be not more than 35 years for redevelopment
2 project areas that were adopted on or after December 16, 1986
3 and for which at least \$8 million worth of municipal bonds were
4 authorized on or after December 19, 1989 but before January 1,
5 1990; provided that the municipality elects to extend the life
6 of the redevelopment project area to 35 years by the adoption
7 of an ordinance after at least 14 but not more than 30 days'
8 written notice to the taxing bodies, that would otherwise
9 constitute the joint review board for the redevelopment
10 project area, before the adoption of the ordinance.

11 (f) Those dates, for purposes of real property tax
12 increment allocation financing pursuant to Section 11-74.4-8
13 only, shall be not more than 35 years for redevelopment
14 project areas that were established on or after December 1,
15 1981 but before January 1, 1982 and for which at least
16 \$1,500,000 worth of tax increment revenue bonds were
17 authorized on or after September 30, 1990 but before July 1,
18 1991; provided that the municipality elects to extend the life
19 of the redevelopment project area to 35 years by the adoption
20 of an ordinance after at least 14 but not more than 30 days'
21 written notice to the taxing bodies, that would otherwise
22 constitute the joint review board for the redevelopment
23 project area, before the adoption of the ordinance.

24 (f-1) (Blank).

25 (f-2) (Blank).

26 (f-3) (Blank).

1 (f-5) Those dates, for purposes of real property tax
2 increment allocation financing pursuant to Section 11-74.4-8
3 only, shall be not more than 47 years for redevelopment
4 project areas listed in this subsection; provided that (i) the
5 municipality adopts an ordinance extending the life of the
6 redevelopment project area to 47 years and (ii) the
7 municipality provides notice to the taxing bodies that would
8 otherwise constitute the joint review board for the
9 redevelopment project area not more than 30 and not less than
10 14 days prior to the adoption of that ordinance:

11 (1) If the redevelopment project area was established
12 on December 29, 1981 by the City of Springfield.

13 (2) If the redevelopment project area was established
14 on December 29, 1986 by the City of Morris and that is
15 known as the Morris TIF District 1.

16 (3) If the redevelopment project area was established
17 on December 31, 1986 by the Village of Cahokia.

18 (4) If the redevelopment project area was established
19 on December 20, 1986 by the City of Charleston.

20 (5) If the redevelopment project area was established
21 on December 23, 1986 by the City of Beardstown.

22 (6) If the redevelopment project area was established
23 on December 23, 1986 by the Town of Cicero.

24 (7) If the redevelopment project area was established
25 on December 29, 1986 by the City of East St. Louis.

26 (8) If the redevelopment project area was established

1 on January 23, 1991 by the City of East St. Louis.

2 (9) If the redevelopment project area was established
3 on December 29, 1986 by the Village of Gardner.

4 (10) If the redevelopment project area was established
5 on June 11, 2002 by the City of East Peoria to create the
6 West Washington Street TIF.

7 (11) If the redevelopment project area was established
8 on December 22, 1986 by the City of Washington creating
9 the Washington Square TIF #2.

10 (12) If the redevelopment project area was established
11 on November 11, 1986 by the City of Pekin.

12 (13) If the redevelopment project area was established
13 on December 30, 1986 by the City of Belleville.

14 (14) If the ordinance was adopted on April 3, 1989 by
15 the City of Chicago Heights.

16 (15) If the redevelopment project area was established
17 on December 29, 1986 by the City of Pontiac to create TIF I
18 (the Main St TIF).

19 (16) If the redevelopment project area was established
20 on December 29, 1986 by the City of Pontiac to create TIF
21 II (the Interstate TIF).

22 (17) If the redevelopment project area was established
23 on December 23, 1986 by the City of Sparta to create TIF
24 #1. Any termination procedures provided for in Section
25 11-74.4-8 are not required for this redevelopment project
26 area prior to the 47th calendar year after the year in

1 which the ordinance approving the redevelopment project
2 year was adopted.

3 (18) If the redevelopment project area was established
4 on March 30, 1992 by the Village of Ohio to create the
5 Village of Ohio TIF District.

6 (19) If the redevelopment project area was established
7 on December 13, 1993 by the Village of Crete.

8 (20) If the redevelopment project area was established
9 on February 12, 2001 by the Village of Crete.

10 (21) If the redevelopment project area was established
11 on April 23, 2001 by the Village of Crete.

12 (22) If the redevelopment project area was established
13 on December 29, 1993 by the City of Ottawa to create the
14 Ottawa I-80 North TIF District.

15 (23) If the redevelopment project area was established
16 on September 20, 1994 by the City of Ottawa to create the
17 Ottawa Rt. 6 East TIF District.

18 (24) If the redevelopment project area was established
19 on January 6, 1999 by the Village of Rosemont to create the
20 Village of Rosemont TIF 4 South River Road.

21 (25) If the redevelopment project area was established
22 on December 20, 1988 by the Village of Lansing.

23 (26) If the redevelopment project area was established
24 on November 20, 1989 by the Village of South Holland.

25 (27) If the redevelopment project area was established
26 on December 11, 1989 by the Village of Melrose Park to

1 create the Mid-Metros TIF.

2 (g) In consolidating the material relating to completion
3 dates from Sections 11-74.4-3 and 11-74.4-7 into this Section,
4 it is not the intent of the General Assembly to make any
5 substantive change in the law, except for the extension of the
6 completion dates for the City of Aurora, the Village of Milan,
7 the City of West Frankfort, the Village of Libertyville, and
8 the Village of Hoffman Estates set forth under items (67),
9 (68), (69), (70), and (71) of subsection (c) of this Section.

10 (Source: P.A. 102-117, eff. 7-23-21; 102-424, eff. 8-20-21;
11 102-425, eff. 8-20-21; 102-446, eff. 8-20-21; 102-473, eff.
12 8-20-21; 102-627, eff. 8-27-21; 102-675, eff. 11-30-21;
13 102-745, eff. 5-6-22; 102-818, eff. 5-13-22; 102-1113, eff.
14 12-21-22; 103-315, eff. 7-28-23; 103-575, eff. 12-8-23;
15 103-1016, eff. 8-9-24; 103-1058, eff. 12-31-24.)

16 Section 10. The Property Tax Code is amended by changing
17 Section 15-172, 21-25, and 21-385 as follows:

18 (35 ILCS 200/15-172)

19 Sec. 15-172. Low-Income Senior Citizens Assessment Freeze
20 Homestead Exemption.

21 (a) This Section may be cited as the Low-Income Senior
22 Citizens Assessment Freeze Homestead Exemption.

23 (b) As used in this Section:

24 "Applicant" means an individual who has filed an

1 application under this Section.

2 "Base amount" means the base year equalized assessed value
3 of the residence plus the first year's equalized assessed
4 value of any added improvements which increased the assessed
5 value of the residence after the base year.

6 "Base year" means the taxable year prior to the taxable
7 year for which the applicant first qualifies and applies for
8 the exemption provided that in the prior taxable year the
9 property was improved with a permanent structure that was
10 occupied as a residence by the applicant who was liable for
11 paying real property taxes on the property and who was either
12 (i) an owner of record of the property or had legal or
13 equitable interest in the property as evidenced by a written
14 instrument or (ii) had a legal or equitable interest as a
15 lessee in the parcel of property that was single family
16 residence. If in any subsequent taxable year for which the
17 applicant applies and qualifies for the exemption the
18 equalized assessed value of the residence is less than the
19 equalized assessed value in the existing base year (provided
20 that such equalized assessed value is not based on an assessed
21 value that results from a temporary irregularity in the
22 property that reduces the assessed value for one or more
23 taxable years), then that subsequent taxable year shall become
24 the base year until a new base year is established under the
25 terms of this paragraph. For taxable year 1999 only, the Chief
26 County Assessment Officer shall review (i) all taxable years

1 for which the applicant applied and qualified for the
2 exemption and (ii) the existing base year. The assessment
3 officer shall select as the new base year the year with the
4 lowest equalized assessed value. An equalized assessed value
5 that is based on an assessed value that results from a
6 temporary irregularity in the property that reduces the
7 assessed value for one or more taxable years shall not be
8 considered the lowest equalized assessed value. The selected
9 year shall be the base year for taxable year 1999 and
10 thereafter until a new base year is established under the
11 terms of this paragraph.

12 "Chief County Assessment Officer" means the County
13 Assessor or Supervisor of Assessments of the county in which
14 the property is located.

15 "Equalized assessed value" means the assessed value as
16 equalized by the Illinois Department of Revenue.

17 "Household" means the applicant, the spouse of the
18 applicant, and all persons using the residence of the
19 applicant as their principal place of residence.

20 "Household income" means the combined income of the
21 members of a household for the calendar year preceding the
22 taxable year.

23 "Income" has the same meaning as provided in Section 3.07
24 of the Senior Citizens and Persons with Disabilities Property
25 Tax Relief Act, except that, beginning in assessment year
26 2001, "income" does not include veteran's benefits.

1 "Internal Revenue Code of 1986" means the United States
2 Internal Revenue Code of 1986 or any successor law or laws
3 relating to federal income taxes in effect for the year
4 preceding the taxable year.

5 "Life care facility that qualifies as a cooperative" means
6 a facility as defined in Section 2 of the Life Care Facilities
7 Act.

8 "Maximum income limitation" means:

- 9 (1) \$35,000 prior to taxable year 1999;
10 (2) \$40,000 in taxable years 1999 through 2003;
11 (3) \$45,000 in taxable years 2004 through 2005;
12 (4) \$50,000 in taxable years 2006 and 2007;
13 (5) \$55,000 in taxable years 2008 through 2016;
14 (6) for taxable year 2017, (i) \$65,000 for qualified
15 property located in a county with 3,000,000 or more
16 inhabitants and (ii) \$55,000 for qualified property
17 located in a county with fewer than 3,000,000 inhabitants;
18 ~~and~~
19 (7) for taxable years 2018 through 2025 ~~and~~
20 ~~thereafter~~, \$65,000 for all qualified property;
21 (8) for taxable year 2026, \$75,000 for all qualified
22 property;
23 (9) for taxable year 2027, \$77,000 for all qualified
24 property; and
25 (10) for taxable years 2028 and thereafter, \$79,000
26 for all qualified property.

1 As an alternative income valuation, a homeowner who is
2 enrolled in any of the following programs may be presumed to
3 have household income that does not exceed the maximum income
4 limitation for that tax year as required by this Section: Aid
5 to the Aged, Blind or Disabled (AABD) Program or the
6 Supplemental Nutrition Assistance Program (SNAP), both of
7 which are administered by the Department of Human Services;
8 the Low Income Home Energy Assistance Program (LIHEAP), which
9 is administered by the Department of Commerce and Economic
10 Opportunity; The Benefit Access program, which is administered
11 by the Department on Aging; and the Senior Citizens Real
12 Estate Tax Deferral Program.

13 A chief county assessment officer may indicate that he or
14 she has verified an applicant's income eligibility for this
15 exemption but may not report which program or programs, if
16 any, enroll the applicant. Release of personal information
17 submitted pursuant to this Section shall be deemed an
18 unwarranted invasion of personal privacy under the Freedom of
19 Information Act.

20 "Residence" means the principal dwelling place and
21 appurtenant structures used for residential purposes in this
22 State occupied on January 1 of the taxable year by a household
23 and so much of the surrounding land, constituting the parcel
24 upon which the dwelling place is situated, as is used for
25 residential purposes. If the Chief County Assessment Officer
26 has established a specific legal description for a portion of

1 property constituting the residence, then that portion of
2 property shall be deemed the residence for the purposes of
3 this Section.

4 "Taxable year" means the calendar year during which ad
5 valorem property taxes payable in the next succeeding year are
6 levied.

7 (c) Beginning in taxable year 1994, a low-income senior
8 citizens assessment freeze homestead exemption is granted for
9 real property that is improved with a permanent structure that
10 is occupied as a residence by an applicant who (i) is 65 years
11 of age or older during the taxable year, (ii) has a household
12 income that does not exceed the maximum income limitation,
13 (iii) is liable for paying real property taxes on the
14 property, and (iv) is an owner of record of the property or has
15 a legal or equitable interest in the property as evidenced by a
16 written instrument. This homestead exemption shall also apply
17 to a leasehold interest in a parcel of property improved with a
18 permanent structure that is a single family residence that is
19 occupied as a residence by a person who (i) is 65 years of age
20 or older during the taxable year, (ii) has a household income
21 that does not exceed the maximum income limitation, (iii) has
22 a legal or equitable ownership interest in the property as
23 lessee, and (iv) is liable for the payment of real property
24 taxes on that property.

25 In counties of 3,000,000 or more inhabitants, the amount
26 of the exemption for all taxable years is the equalized

1 assessed value of the residence in the taxable year for which
2 application is made minus the base amount. In all other
3 counties, the amount of the exemption is as follows: (i)
4 through taxable year 2005 and for taxable year 2007 and
5 thereafter, the amount of this exemption shall be the
6 equalized assessed value of the residence in the taxable year
7 for which application is made minus the base amount; and (ii)
8 for taxable year 2006, the amount of the exemption is as
9 follows:

10 (1) For an applicant who has a household income of
11 \$45,000 or less, the amount of the exemption is the
12 equalized assessed value of the residence in the taxable
13 year for which application is made minus the base amount.

14 (2) For an applicant who has a household income
15 exceeding \$45,000 but not exceeding \$46,250, the amount of
16 the exemption is (i) the equalized assessed value of the
17 residence in the taxable year for which application is
18 made minus the base amount (ii) multiplied by 0.8.

19 (3) For an applicant who has a household income
20 exceeding \$46,250 but not exceeding \$47,500, the amount of
21 the exemption is (i) the equalized assessed value of the
22 residence in the taxable year for which application is
23 made minus the base amount (ii) multiplied by 0.6.

24 (4) For an applicant who has a household income
25 exceeding \$47,500 but not exceeding \$48,750, the amount of
26 the exemption is (i) the equalized assessed value of the

1 residence in the taxable year for which application is
2 made minus the base amount (ii) multiplied by 0.4.

3 (5) For an applicant who has a household income
4 exceeding \$48,750 but not exceeding \$50,000, the amount of
5 the exemption is (i) the equalized assessed value of the
6 residence in the taxable year for which application is
7 made minus the base amount (ii) multiplied by 0.2.

8 When the applicant is a surviving spouse of an applicant
9 for a prior year for the same residence for which an exemption
10 under this Section has been granted, the base year and base
11 amount for that residence are the same as for the applicant for
12 the prior year.

13 Each year at the time the assessment books are certified
14 to the County Clerk, the Board of Review or Board of Appeals
15 shall give to the County Clerk a list of the assessed values of
16 improvements on each parcel qualifying for this exemption that
17 were added after the base year for this parcel and that
18 increased the assessed value of the property.

19 In the case of land improved with an apartment building
20 owned and operated as a cooperative or a building that is a
21 life care facility that qualifies as a cooperative, the
22 maximum reduction from the equalized assessed value of the
23 property is limited to the sum of the reductions calculated
24 for each unit occupied as a residence by a person or persons
25 (i) 65 years of age or older, (ii) with a household income that
26 does not exceed the maximum income limitation, (iii) who is

1 liable, by contract with the owner or owners of record, for
2 paying real property taxes on the property, and (iv) who is an
3 owner of record of a legal or equitable interest in the
4 cooperative apartment building, other than a leasehold
5 interest. In the instance of a cooperative where a homestead
6 exemption has been granted under this Section, the cooperative
7 association or its management firm shall credit the savings
8 resulting from that exemption only to the apportioned tax
9 liability of the owner who qualified for the exemption. Any
10 person who willfully refuses to credit that savings to an
11 owner who qualifies for the exemption is guilty of a Class B
12 misdemeanor.

13 When a homestead exemption has been granted under this
14 Section and an applicant then becomes a resident of a facility
15 licensed under the Assisted Living and Shared Housing Act, the
16 Nursing Home Care Act, the Specialized Mental Health
17 Rehabilitation Act of 2013, the ID/DD Community Care Act, or
18 the MC/DD Act, the exemption shall be granted in subsequent
19 years so long as the residence (i) continues to be occupied by
20 the qualified applicant's spouse or (ii) if remaining
21 unoccupied, is still owned by the qualified applicant for the
22 homestead exemption.

23 Beginning January 1, 1997, when an individual dies who
24 would have qualified for an exemption under this Section, and
25 the surviving spouse does not independently qualify for this
26 exemption because of age, the exemption under this Section

1 shall be granted to the surviving spouse for the taxable year
2 preceding and the taxable year of the death, provided that,
3 except for age, the surviving spouse meets all other
4 qualifications for the granting of this exemption for those
5 years.

6 When married persons maintain separate residences, the
7 exemption provided for in this Section may be claimed by only
8 one of such persons and for only one residence.

9 For taxable year 1994 only, in counties having less than
10 3,000,000 inhabitants, to receive the exemption, a person
11 shall submit an application by February 15, 1995 to the Chief
12 County Assessment Officer of the county in which the property
13 is located. In counties having 3,000,000 or more inhabitants,
14 for taxable year 1994 and all subsequent taxable years, to
15 receive the exemption, a person may submit an application to
16 the Chief County Assessment Officer of the county in which the
17 property is located during such period as may be specified by
18 the Chief County Assessment Officer. The Chief County
19 Assessment Officer in counties of 3,000,000 or more
20 inhabitants shall annually give notice of the application
21 period by mail or by publication. In counties having less than
22 3,000,000 inhabitants, beginning with taxable year 1995 and
23 thereafter, to receive the exemption, a person shall submit an
24 application by July 1 of each taxable year to the Chief County
25 Assessment Officer of the county in which the property is
26 located. A county may, by ordinance, establish a date for

1 submission of applications that is different than July 1. The
2 applicant shall submit with the application an affidavit of
3 the applicant's total household income, age, marital status
4 (and if married the name and address of the applicant's
5 spouse, if known), and principal dwelling place of members of
6 the household on January 1 of the taxable year. The Department
7 shall establish, by rule, a method for verifying the accuracy
8 of affidavits filed by applicants under this Section, and the
9 Chief County Assessment Officer may conduct audits of any
10 taxpayer claiming an exemption under this Section to verify
11 that the taxpayer is eligible to receive the exemption. Each
12 application shall contain or be verified by a written
13 declaration that it is made under the penalties of perjury. A
14 taxpayer's signing a fraudulent application under this Act is
15 perjury, as defined in Section 32-2 of the Criminal Code of
16 2012. The applications shall be clearly marked as applications
17 for the Low-Income Senior Citizens Assessment Freeze Homestead
18 Exemption and must contain a notice that any taxpayer who
19 receives the exemption is subject to an audit by the Chief
20 County Assessment Officer.

21 Notwithstanding any other provision to the contrary, in
22 counties having fewer than 3,000,000 inhabitants, if an
23 applicant fails to file the application required by this
24 Section in a timely manner and this failure to file is due to a
25 mental or physical condition sufficiently severe so as to
26 render the applicant incapable of filing the application in a

1 timely manner, the Chief County Assessment Officer may extend
2 the filing deadline for a period of 30 days after the applicant
3 regains the capability to file the application, but in no case
4 may the filing deadline be extended beyond 3 months of the
5 original filing deadline. In order to receive the extension
6 provided in this paragraph, the applicant shall provide the
7 Chief County Assessment Officer with a signed statement from
8 the applicant's physician, advanced practice registered nurse,
9 or physician assistant stating the nature and extent of the
10 condition, that, in the physician's, advanced practice
11 registered nurse's, or physician assistant's opinion, the
12 condition was so severe that it rendered the applicant
13 incapable of filing the application in a timely manner, and
14 the date on which the applicant regained the capability to
15 file the application.

16 Beginning January 1, 1998, notwithstanding any other
17 provision to the contrary, in counties having fewer than
18 3,000,000 inhabitants, if an applicant fails to file the
19 application required by this Section in a timely manner and
20 this failure to file is due to a mental or physical condition
21 sufficiently severe so as to render the applicant incapable of
22 filing the application in a timely manner, the Chief County
23 Assessment Officer may extend the filing deadline for a period
24 of 3 months. In order to receive the extension provided in this
25 paragraph, the applicant shall provide the Chief County
26 Assessment Officer with a signed statement from the

1 applicant's physician, advanced practice registered nurse, or
2 physician assistant stating the nature and extent of the
3 condition, and that, in the physician's, advanced practice
4 registered nurse's, or physician assistant's opinion, the
5 condition was so severe that it rendered the applicant
6 incapable of filing the application in a timely manner.

7 In counties having less than 3,000,000 inhabitants, if an
8 applicant was denied an exemption in taxable year 1994 and the
9 denial occurred due to an error on the part of an assessment
10 official, or his or her agent or employee, then beginning in
11 taxable year 1997 the applicant's base year, for purposes of
12 determining the amount of the exemption, shall be 1993 rather
13 than 1994. In addition, in taxable year 1997, the applicant's
14 exemption shall also include an amount equal to (i) the amount
15 of any exemption denied to the applicant in taxable year 1995
16 as a result of using 1994, rather than 1993, as the base year,
17 (ii) the amount of any exemption denied to the applicant in
18 taxable year 1996 as a result of using 1994, rather than 1993,
19 as the base year, and (iii) the amount of the exemption
20 erroneously denied for taxable year 1994.

21 For purposes of this Section, a person who will be 65 years
22 of age during the current taxable year shall be eligible to
23 apply for the homestead exemption during that taxable year.
24 Application shall be made during the application period in
25 effect for the county of his or her residence.

26 The Chief County Assessment Officer may determine the

1 eligibility of a life care facility that qualifies as a
2 cooperative to receive the benefits provided by this Section
3 by use of an affidavit, application, visual inspection,
4 questionnaire, or other reasonable method in order to insure
5 that the tax savings resulting from the exemption are credited
6 by the management firm to the apportioned tax liability of
7 each qualifying resident. The Chief County Assessment Officer
8 may request reasonable proof that the management firm has so
9 credited that exemption.

10 Except as provided in this Section, all information
11 received by the chief county assessment officer or the
12 Department from applications filed under this Section, or from
13 any investigation conducted under the provisions of this
14 Section, shall be confidential, except for official purposes
15 or pursuant to official procedures for collection of any State
16 or local tax or enforcement of any civil or criminal penalty or
17 sanction imposed by this Act or by any statute or ordinance
18 imposing a State or local tax. Any person who divulges any such
19 information in any manner, except in accordance with a proper
20 judicial order, is guilty of a Class A misdemeanor.

21 Nothing contained in this Section shall prevent the
22 Director or chief county assessment officer from publishing or
23 making available reasonable statistics concerning the
24 operation of the exemption contained in this Section in which
25 the contents of claims are grouped into aggregates in such a
26 way that information contained in any individual claim shall

1 not be disclosed.

2 Notwithstanding any other provision of law, for taxable
3 year 2017 and thereafter, in counties of 3,000,000 or more
4 inhabitants, the amount of the exemption shall be the greater
5 of (i) the amount of the exemption otherwise calculated under
6 this Section or (ii) \$2,000.

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

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

15 (2) the owner of record of the property as of January
16 1, 2020 is the same as the owner of record of the property
17 as of January 1, 2019;

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

21 (4) the applicant for the 2019 taxable year has not
22 asked for the exemption to be removed for the 2019 or 2020
23 taxable years.

24 Nothing in this subsection shall preclude or impair the
25 authority of a chief county assessment officer to conduct
26 audits of any taxpayer claiming an exemption under this

1 Section to verify that the taxpayer is eligible to receive the
2 exemption as provided elsewhere in this Section.

3 (c-10) Notwithstanding any other provision of law, each
4 chief county assessment officer may approve this exemption for
5 the 2021 taxable year, without application, for any property
6 that was approved for this exemption for the 2020 taxable
7 year, if:

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

11 (2) the owner of record of the property as of January
12 1, 2021 is the same as the owner of record of the property
13 as of January 1, 2020;

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

17 (4) the taxpayer for the 2020 taxable year has not
18 asked for the exemption to be removed for the 2020 or 2021
19 taxable years.

20 Nothing in this subsection shall preclude or impair the
21 authority of a chief county assessment officer to conduct
22 audits of any taxpayer claiming an exemption under this
23 Section to verify that the taxpayer is eligible to receive the
24 exemption as provided elsewhere in this Section.

25 (d) Each Chief County Assessment Officer shall annually
26 publish a notice of availability of the exemption provided

1 under this Section. The notice shall be published at least 60
2 days but no more than 75 days prior to the date on which the
3 application must be submitted to the Chief County Assessment
4 Officer of the county in which the property is located. The
5 notice shall appear in a newspaper of general circulation in
6 the county.

7 Notwithstanding Sections 6 and 8 of the State Mandates
8 Act, no reimbursement by the State is required for the
9 implementation of any mandate created by this Section.

10 (Source: P.A. 101-635, eff. 6-5-20; 102-136, eff. 7-23-21;
11 102-895, eff. 5-23-22.)

12 (35 ILCS 200/21-25)

13 Sec. 21-25. Due dates; accelerated billing in counties of
14 3,000,000 or more. Except as hereinafter provided and as
15 provided in Section 21-40, in counties with 3,000,000 or more
16 inhabitants in which the accelerated method of billing and
17 paying taxes provided for in Section 21-30 is in effect, the
18 estimated first installment of unpaid taxes shall be deemed
19 delinquent and shall bear interest after March 1 and until
20 paid or forfeited at the rate of (i) 1 1/2% per month or
21 portion thereof if the unpaid taxes are for a tax year before
22 2023 or (ii) 0.75% per month, or portion thereof, if the unpaid
23 taxes are for tax year 2023 or any tax year thereafter. For tax
24 year 2010, the estimated first installment of unpaid taxes
25 shall be deemed delinquent and shall bear interest after April

1 at the rate of 1.5% per month or portion thereof until paid
2 or forfeited. For tax year 2022, the estimated first
3 installment of unpaid taxes shall be deemed delinquent and
4 shall bear interest after April 1, 2023 at the rate of 1.5% per
5 month or portion thereof until paid or forfeited. For tax year
6 2025, the estimated first installment of unpaid taxes shall be
7 deemed delinquent and shall bear interest after April 1, 2026
8 at the rate of 0.75% per month or portion thereof until paid or
9 forfeited. For all tax years, the second installment of unpaid
10 taxes shall be deemed delinquent and shall bear interest after
11 August 1 annually at the same interest rate until paid or
12 forfeited. Notwithstanding any other provision of law, if a
13 taxpayer owes an arrearage of taxes due to an administrative
14 error, and if the county collector sends a separate bill for
15 that arrearage as provided in Section 14-41, then any part of
16 the arrearage of taxes that remains unpaid on the day after the
17 due date specified on that tax bill shall be deemed delinquent
18 and shall bear interest after that date at the rate of (i) 1
19 1/2% per month, or portion thereof, if the unpaid taxes are for
20 a tax year before 2023 or (ii) 0.75% per month, or portion
21 thereof, if the unpaid taxes are for tax year 2023 or any tax
22 year thereafter.

23 If the county board elects by ordinance adopted prior to
24 July 1 of a levy year to provide for taxes to be paid in 4
25 installments, each installment for that levy year and each
26 subsequent year shall be deemed delinquent and shall begin to

1 bear interest 30 days after the date specified by the
2 ordinance for mailing bills, at the rate of 1 1/2% per month,
3 or portion thereof, until paid or forfeited. If the unpaid
4 taxes are for a tax year before 2023, then interest shall
5 accrue at the rate of 1.5% per month, or portion thereof, until
6 paid or forfeited. If the unpaid taxes are for tax year 2023 or
7 any tax year thereafter, then interest shall accrue at the
8 rate of 0.75% per month, or portion thereof, until paid or
9 forfeited.

10 Payment received by mail and postmarked on or before the
11 required due date is not delinquent.

12 Taxes levied on homestead property in which a member of
13 the National Guard or reserves of the armed forces of the
14 United States who was called to active duty on or after August
15 1, 1990, and who has an ownership interest, shall not be deemed
16 delinquent and no interest shall accrue or be charged as a
17 penalty on such taxes due and payable in 1991 or 1992 until one
18 year after that member returns to civilian status.

19 If an Illinois resident who is a member of the Illinois
20 National Guard or a reserve component of the armed forces of
21 the United States and who has an ownership interest in
22 property taxed under this Act is called to active duty for
23 deployment outside the continental United States and is on
24 active duty on the due date of any installment of taxes due
25 under this Act, he or she shall not be deemed delinquent in the
26 payment of the installment and no interest shall accrue or be

1 charged as a penalty on the installment until 180 days after
2 that member returns to civilian status. To be deemed not
3 delinquent in the payment of an installment of taxes and any
4 interest on that installment, the reservist or guardsperson
5 must make a reasonable effort to notify the county clerk and
6 the county collector of his or her activation to active duty
7 and must notify the county clerk and the county collector
8 within 180 days after his or her deactivation and provide
9 verification of the date of his or her deactivation. An
10 installment of property taxes on the property of any reservist
11 or guardsperson who fails to provide timely notice and
12 verification of deactivation to the county clerk is subject to
13 interest and penalties as delinquent taxes under this Code
14 from the date of deactivation.

15 (Source: P.A. 102-1112, eff. 12-21-22; 103-555, eff. 1-1-24.)

16 (35 ILCS 200/21-385)

17 Sec. 21-385. Extension of period of redemption.

18 (a) For any tax certificates held by a county pursuant to
19 Section 21-90, the redemption period for each tax certificate
20 shall be extended by operation of law until the date
21 established by the county as the redemption deadline in a
22 petition for tax deed filed under Section 22-30. The
23 redemption deadline established in the petition shall be
24 identified in the notices provided under Sections 22-10
25 through 22-25 of this Code. After a redemption deadline is

1 established in the petition for tax deed, the county may
2 further extend the redemption deadline by filing with the
3 county clerk of the county in which the property is located a
4 written notice to that effect describing the property,
5 identifying the certificate number, and specifying the
6 extended period of redemption. Notwithstanding any expiration
7 of a prior redemption period, all tax certificates forfeited
8 to the county and held pursuant to Section 21-90 shall remain
9 enforceable by the county or its assignee, and redemption
10 shall be extended by operation of law until the date
11 established by the county as the redemption deadline in a
12 petition for tax deed filed under Section 22-30.

13 (b) Within 60 days of the date of assignment, assignees of
14 forfeited certificates under Section 21-90 or Section 21-145
15 of this Code must file with the county clerk of the county in
16 which the property is located a written notice describing the
17 property, stating the date of the assignment, identifying the
18 certificate number and specifying a deadline for redemption
19 that is not later than 3 years from the date of assignment.
20 Upon receiving the notice, the county clerk shall stamp the
21 date of receipt upon the notice. If the notice is submitted as
22 an electronic record, the county clerk shall acknowledge
23 receipt of the record and shall provide confirmation in the
24 same manner to the certificate holder. The confirmation from
25 the county clerk shall include the date of receipt and shall
26 serve as proof that the notice was filed with the county clerk.

1 In no event shall a county clerk permit an assignee of
2 forfeited certificates under Section 21-90 or Section 21-145
3 of this Code to extend the period of redemption beyond 3 years
4 from the date of assignment. If the redemption period expires
5 and no petition for tax deed has been filed under Section
6 22-30, the assigned tax certificate shall be forfeited to and
7 held by the county pursuant to Section 21-90.

8 (c) Except for the county as trustee pursuant to Section
9 21-90, the purchaser or his or her assignee of property sold
10 for nonpayment of general taxes or special assessments may
11 extend the period of redemption at any time before the
12 expiration of the original period of redemption, or thereafter
13 prior to the expiration of any extended period of redemption,
14 but only for a period that will expire not later than 3 years
15 from the date of sale, by filing with the county clerk of the
16 county in which the property is located a written notice to
17 that effect describing the property, stating the date of the
18 sale and specifying the extended period of redemption. Upon
19 receiving the notice, the county clerk shall stamp the date of
20 receipt upon the notice. If the notice is submitted as an
21 electronic record, the county clerk shall acknowledge receipt
22 of the record and shall provide confirmation in the same
23 manner to the certificate holder. The confirmation from the
24 county clerk shall include the date of receipt and shall serve
25 as proof that the notice was filed with the county clerk. The
26 county clerk shall not be required to extend the period of

1 redemption unless the purchaser or his or her assignee obtains
2 this acknowledgement of delivery. If prior to the expiration
3 of the period of redemption or extended period of redemption a
4 petition for tax deed has been filed under Section 22-30, upon
5 application of the petitioner, the court shall allow the
6 purchaser or his or her assignee to extend the period of
7 redemption after expiration of the original period or any
8 extended period of redemption, provided that any extension
9 allowed will expire not later than 3 years from the date of
10 sale. If the period of redemption is extended, the purchaser
11 or his or her assignee must give the notices provided for in
12 Section 22-10 at the specified times prior to the expiration
13 of the extended period of redemption by causing a sheriff (or
14 if he or she is disqualified, a coroner) of the county in which
15 the property, or any part thereof, is located to serve the
16 notices as provided in Sections 22-15 and 22-20. The notices
17 may also be served as provided in Sections 22-15 and 22-20 by a
18 special process server appointed by the court under Section
19 22-15 and as provided in Sections 22-15 and 22-20.

20 The changes made to this Section by this amendatory Act of
21 the 103rd General Assembly apply to matters concerning tax
22 certificates issued on or after January 1, 2024.

23 (d) For any tax certificates held by a county, the county
24 clerk may create and administer a payment plan during the
25 redemption period. Under the payment plan, the county clerk
26 may waive interest penalties when payments are made in

1 accordance with the parameters set forth in the payment plan.

2 (Source: P.A. 103-555, eff. 1-1-24.)

3 Section 15. The Senior Citizens Real Estate Tax Deferral
4 Act is amended by changing Sections 2 and 3 as follows:

5 (320 ILCS 30/2) (from Ch. 67 1/2, par. 452)

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

7 (a) "Qualified Taxpayer" means an individual (i) who will
8 be 65 years of age or older by June 1 of the year for which a
9 tax deferral is claimed; (ii) who certifies that they have
10 owned and occupied as their residence such property or other
11 qualifying property in the State for at least the last 3 years,
12 except for any periods during which the taxpayer may have
13 temporarily resided in a nursing or sheltered care home; and
14 (iii) whose household income for the year is no greater than
15 the maximum household income. ~~÷ (i) \$40,000 through tax year~~
16 ~~2005; (ii) \$50,000 for tax years 2006 through 2011; (iii)~~
17 ~~\$55,000 for tax years 2012 through 2021; (iv) \$65,000 for tax~~
18 ~~years 2022 through 2025; and (v) \$55,000 for tax year 2026 and~~
19 ~~thereafter.~~

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

22 (c) "Homestead" means the land and buildings thereon,
23 including a condominium or a dwelling unit in a multidwelling
24 building that is owned and operated as a cooperative, occupied

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

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

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

12 (f) "Qualifying property" means a homestead which (a) the
13 taxpayer or the taxpayer and his spouse own in fee simple or
14 are purchasing in fee simple under a recorded instrument of
15 sale, (b) is not income-producing property, (c) is not subject
16 to a lien for unpaid real estate taxes when a claim under this
17 Act is filed, and (d) is not held in trust, other than an
18 Illinois land trust with the taxpayer identified as the sole
19 beneficiary, if the taxpayer is filing for the program for the
20 first time effective as of the January 1, 2011 assessment year
21 or tax year 2012 and thereafter.

22 (g) "Equity interest" means the current assessed valuation
23 of the qualified property times the fraction necessary to
24 convert that figure to full market value minus any outstanding
25 debts or liens on that property. In the case of qualifying
26 property not having a separate assessed valuation, the

1 appraised value as determined by a qualified real estate
2 appraiser shall be used instead of the current assessed
3 valuation.

4 (h) "Household income" has the meaning ascribed to that
5 term in the Senior Citizens and Persons with Disabilities
6 Property Tax Relief Act.

7 (i) "Collector" means the county collector or, if the
8 taxes to be deferred are special assessments, an official
9 designated by a unit of local government to collect special
10 assessments.

11 (j) "Maximum household income" means:

12 (1) \$40,000 through tax year 2005;

13 (2) \$50,000 for tax years 2006 through 2011;

14 (3) \$55,000 for tax years 2012 through 2021;

15 (4) \$65,000 for tax years 2022 through 2024;

16 (5) \$75,000 for tax year 2025;

17 (6) \$77,000 for tax year 2026; and

18 (7) \$79,000 for tax years 2027 and thereafter.

19 (Source: P.A. 102-644, eff. 8-27-21.)

20 (320 ILCS 30/3) (from Ch. 67 1/2, par. 453)

21 Sec. 3. A taxpayer may, on or before March 1 of each year,
22 apply to the county collector of the county where his
23 qualifying property is located, or to the official designated
24 by a unit of local government to collect special assessments
25 on the qualifying property, as the case may be, for a deferral

1 of all or a part of real estate taxes payable during that year
2 for the preceding year in the case of real estate taxes other
3 than special assessments, or for a deferral of any
4 installments payable during that year in the case of special
5 assessments, on all or part of his qualifying property. The
6 application shall be on a form prescribed by the Department
7 and furnished by the collector, (a) showing that the applicant
8 will be 65 years of age or older by June 1 of the year for
9 which a tax deferral is claimed, (b) describing the property
10 and verifying that the property is qualifying property as
11 defined in Section 2, (c) certifying that the taxpayer has
12 owned and occupied as his residence such property or other
13 qualifying property in the State for at least the last 3 years
14 except for any periods during which the taxpayer may have
15 temporarily resided in a nursing or sheltered care home, and
16 (d) specifying whether the deferral is for all or a part of the
17 taxes, and, if for a part, the amount of deferral applied for.
18 As to qualifying property not having a separate assessed
19 valuation, the taxpayer shall also file with the county
20 collector a written appraisal of the property prepared by a
21 qualified real estate appraiser together with a certificate
22 signed by the appraiser stating that he has personally
23 examined the property and setting forth the value of the land
24 and the value of the buildings thereon occupied by the
25 taxpayer as his residence. The county collector may use
26 eligibility for the Low-Income Senior Citizens Assessment

1 Freeze Homestead Exemption under Section 15-172 of the
2 Property Tax Code as qualification for items (a) and (c).

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

10 (1) That the total amount of taxes deferred under this
11 Act, plus interest, for the year for which a tax deferral is
12 claimed as well as for those previous years for which taxes are
13 not delinquent and for which such deferral has been claimed
14 may not exceed 80% of the taxpayer's equity interest in the
15 property for which taxes are to be deferred and that, if the
16 total deferred taxes plus interest equals 80% of the
17 taxpayer's equity interest in the property, the taxpayer shall
18 thereafter pay the annual interest due on such deferred taxes
19 plus interest so that total deferred taxes plus interest will
20 not exceed such 80% of the taxpayer's equity interest in the
21 property. Effective as of the January 1, 2011 assessment year
22 or tax year 2012 and through the 2021 tax year, ~~and beginning~~
23 ~~again with the 2026 tax year,~~ the total amount of any such
24 deferral shall not exceed \$5,000 per taxpayer in each tax
25 year. For the 2022 tax year and every tax year after ~~through~~
26 ~~the 2025 tax year,~~ the total amount of any such deferral shall

1 not exceed \$7,500 per taxpayer in each tax year.

2 (2) That any real estate taxes deferred under this Act and
3 any interest accrued thereon are a lien on the real estate and
4 improvements thereon until paid. If the taxes deferred are for
5 a tax year prior to 2023, then interest shall accrue at the
6 rate of 6% per year. If the taxes deferred are for the 2023 tax
7 year or any tax year thereafter, then interest shall accrue at
8 the rate of 3% per year. No sale or transfer of such real
9 property may be legally closed and recorded until the taxes
10 which would otherwise have been due on the property, plus
11 accrued interest, have been paid unless the collector
12 certifies in writing that an arrangement for prompt payment of
13 the amount due has been made with his office. The same shall
14 apply if the property is to be made the subject of a contract
15 of sale.

16 (3) That upon the death of the taxpayer claiming the
17 deferral the heirs-at-law, assignees or legatees shall have
18 first priority to the real property upon which taxes have been
19 deferred by paying in full the total taxes which would
20 otherwise have been due, plus interest. However, if such
21 heir-at-law, assignee, or legatee is a surviving spouse, the
22 tax deferred status of the property shall be continued during
23 the life of that surviving spouse if the spouse is 55 years of
24 age or older within 6 months of the date of death of the
25 taxpayer and enters into a tax deferral and recovery agreement
26 before the time when deferred taxes become due under this

1 Section. Any additional taxes deferred, plus interest, on the
2 real property under a tax deferral and recovery agreement
3 signed by a surviving spouse shall be added to the taxes and
4 interest which would otherwise have been due, and the payment
5 of which has been postponed during the life of such surviving
6 spouse, in determining the 80% equity requirement provided by
7 this Section.

8 (4) That if the taxes due, plus interest, are not paid by
9 the heir-at-law, assignee or legatee or if payment is not
10 postponed during the life of a surviving spouse, the deferred
11 taxes and interest shall be recovered from the estate of the
12 taxpayer within one year of the date of his death. In addition,
13 deferred real estate taxes and any interest accrued thereon
14 are due within 90 days after any tax deferred property ceases
15 to be qualifying property as defined in Section 2.

16 If payment is not made when required by this Section,
17 foreclosure proceedings may be instituted under the Property
18 Tax Code.

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

22 (6) That a guardian for a person under legal disability
23 appointed for a taxpayer who otherwise qualifies under this
24 Act may act for the taxpayer in complying with this Act.

25 (7) That a taxpayer or his agent has provided to the
26 satisfaction of the collector, sufficient evidence that the

1 qualifying property on which the taxes are to be deferred is
2 insured against fire or casualty loss for at least the total
3 amount of taxes which have been deferred.

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

9 (Source: P.A. 102-644, eff. 8-27-21; 102-895, eff. 5-23-22.)

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