

SB2084



100TH GENERAL ASSEMBLY

State of Illinois

2017 and 2018

SB2084

Introduced 2/10/2017, by Sen. David Koehler

SYNOPSIS AS INTRODUCED:

See Index

Amends the Property Tax Code. Makes structural changes concerning homestead exemptions by creating separate divisions for homestead exemptions in counties with 3,000,000 or more inhabitants and counties with fewer than 3,000,000 inhabitants. Effective January 1, 2018.

LRB100 08061 HLH 18146 b

FISCAL NOTE ACT
MAY APPLY

HOUSING
AFFORDABILITY
IMPACT NOTE ACT
MAY APPLY

A BILL FOR

1 AN ACT concerning revenue.

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

4 Section 5. The Property Tax Code is amended by renumbering
5 Section 15-174, by changing Sections 9-275, 15-167, 15-168,
6 15-169, 15-170, 15-172, 15-173, 15-175, 15-176, 15-177, and
7 15-180, by adding Division headings to Division 20 of Article
8 10, Division 1 of Article 15, and Division 2 of Article 15, and
9 by adding Division 2 of Article 15 as follows:

10 (35 ILCS 200/9-275)

11 Sec. 9-275. Erroneous homestead exemptions.

12 (a) For purposes of this Section:

13 "Erroneous homestead exemption" means a homestead
14 exemption that was granted for real property in a taxable year
15 if the property was not eligible for that exemption in that
16 taxable year. If the taxpayer receives an erroneous homestead
17 exemption under a single Section of this Code for the same
18 property in multiple years, that exemption is considered a
19 single erroneous homestead exemption for purposes of this
20 Section. However, if the taxpayer receives erroneous homestead
21 exemptions under multiple Sections of this Code for the same
22 property, or if the taxpayer receives erroneous homestead
23 exemptions under the same Section of this Code for multiple

1 properties, then each of those exemptions is considered a
2 separate erroneous homestead exemption for purposes of this
3 Section.

4 "Homestead exemption" means an exemption under Division 2
5 of Article 15 of this Code ~~Section 15-165 (veterans with~~
6 ~~disabilities), 15-167 (returning veterans), 15-168 (persons~~
7 ~~with disabilities), 15-169 (standard homestead for veterans~~
8 ~~with disabilities), 15-170 (senior citizens), 15-172 (senior~~
9 ~~citizens assessment freeze), 15-175 (general homestead),~~
10 ~~15-176 (alternative general homestead), or 15-177 (long time~~
11 ~~occupant).~~

12 "Erroneous exemption principal amount" means the total
13 difference between the property taxes actually billed to a
14 property index number and the amount of property taxes that
15 would have been billed but for the erroneous exemption or
16 exemptions.

17 "Taxpayer" means the property owner or leasehold owner that
18 erroneously received a homestead exemption upon property.

19 (b) Notwithstanding any other provision of law, in counties
20 with 3,000,000 or more inhabitants, the chief county assessment
21 officer shall include the following information with each
22 assessment notice sent in a general assessment year: (1) a list
23 of each homestead exemption available under Article 15 of this
24 Code and a description of the eligibility criteria for that
25 exemption; (2) a list of each homestead exemption applied to
26 the property in the current assessment year; (3) information

1 regarding penalties and interest that may be incurred under
2 this Section if the taxpayer received an erroneous homestead
3 exemption in a previous taxable year; and (4) notice of the
4 60-day grace period available under this subsection. If, within
5 60 days after receiving his or her assessment notice, the
6 taxpayer notifies the chief county assessment officer that he
7 or she received an erroneous homestead exemption in a previous
8 taxable year, and if the taxpayer pays the erroneous exemption
9 principal amount, plus interest as provided in subsection (f),
10 then the taxpayer shall not be liable for the penalties
11 provided in subsection (f) with respect to that exemption.

12 (c) In counties with 3,000,000 or more inhabitants, when
13 the chief county assessment officer determines that one or more
14 erroneous homestead exemptions was applied to the property, the
15 erroneous exemption principal amount, together with all
16 applicable interest and penalties as provided in subsections
17 (f) and (j), shall constitute a lien in the name of the People
18 of Cook County on the property receiving the erroneous
19 homestead exemption. Upon becoming aware of the existence of
20 one or more erroneous homestead exemptions, the chief county
21 assessment officer shall cause to be served, by both regular
22 mail and certified mail, a notice of discovery as set forth in
23 subsection (c-5). The chief county assessment officer in a
24 county with 3,000,000 or more inhabitants may cause a lien to
25 be recorded against property that (1) is located in the county
26 and (2) received one or more erroneous homestead exemptions if,

1 upon determination of the chief county assessment officer, the
2 taxpayer received: (A) one or 2 erroneous homestead exemptions
3 for real property, including at least one erroneous homestead
4 exemption granted for the property against which the lien is
5 sought, during any of the 3 collection years immediately prior
6 to the current collection year in which the notice of discovery
7 is served; or (B) 3 or more erroneous homestead exemptions for
8 real property, including at least one erroneous homestead
9 exemption granted for the property against which the lien is
10 sought, during any of the 6 collection years immediately prior
11 to the current collection year in which the notice of discovery
12 is served. Prior to recording the lien against the property,
13 the chief county assessment officer shall cause to be served,
14 by both regular mail and certified mail, return receipt
15 requested, on the person to whom the most recent tax bill was
16 mailed and the owner of record, a notice of intent to record a
17 lien against the property. The chief county assessment officer
18 shall cause the notice of intent to record a lien to be served
19 within 3 years from the date on which the notice of discovery
20 was served.

21 (c-5) The notice of discovery described in subsection (c)
22 shall: (1) identify, by property index number, the property for
23 which the chief county assessment officer has knowledge
24 indicating the existence of an erroneous homestead exemption;
25 (2) set forth the taxpayer's liability for principal, interest,
26 penalties, and administrative costs including, but not limited

1 to, recording fees described in subsection (f); (3) inform the
2 taxpayer that he or she will be served with a notice of intent
3 to record a lien within 3 years from the date of service of the
4 notice of discovery; (4) inform the taxpayer that he or she may
5 pay the outstanding amount, plus interest, penalties, and
6 administrative costs at any time prior to being served with the
7 notice of intent to record a lien or within 30 days after the
8 notice of intent to record a lien is served; and (5) inform the
9 taxpayer that, if the taxpayer provided notice to the chief
10 county assessment officer as provided in subsection (d-1) of
11 Section 15-175 of this Code, upon submission by the taxpayer of
12 evidence of timely notice and receipt thereof by the chief
13 county assessment officer, the chief county assessment officer
14 will withdraw the notice of discovery and reissue a notice of
15 discovery in compliance with this Section in which the taxpayer
16 is not liable for interest and penalties for the current tax
17 year in which the notice was received.

18 For the purposes of this subsection (c-5):

19 "Collection year" means the year in which the first and
20 second installment of the current tax year is billed.

21 "Current tax year" means the year prior to the collection
22 year.

23 (d) The notice of intent to record a lien described in
24 subsection (c) shall: (1) identify, by property index number,
25 the property against which the lien is being sought; (2)
26 identify each specific homestead exemption that was

1 erroneously granted and the year or years in which each
2 exemption was granted; (3) set forth the erroneous exemption
3 principal amount due and the interest amount and any penalty
4 and administrative costs due; (4) inform the taxpayer that he
5 or she may request a hearing within 30 days after service and
6 may appeal the hearing officer's ruling to the circuit court;
7 (5) inform the taxpayer that he or she may pay the erroneous
8 exemption principal amount, plus interest and penalties,
9 within 30 days after service; and (6) inform the taxpayer that,
10 if the lien is recorded against the property, the amount of the
11 lien will be adjusted to include the applicable recording fee
12 and that fees for recording a release of the lien shall be
13 incurred by the taxpayer. A lien shall not be filed pursuant to
14 this Section if the taxpayer pays the erroneous exemption
15 principal amount, plus penalties and interest, within 30 days
16 of service of the notice of intent to record a lien.

17 (e) The notice of intent to record a lien shall also
18 include a form that the taxpayer may return to the chief county
19 assessment officer to request a hearing. The taxpayer may
20 request a hearing by returning the form within 30 days after
21 service. The hearing shall be held within 90 days after the
22 taxpayer is served. The chief county assessment officer shall
23 promulgate rules of service and procedure for the hearing. The
24 chief county assessment officer must generally follow rules of
25 evidence and practices that prevail in the county circuit
26 courts, but, because of the nature of these proceedings, the

1 chief county assessment officer is not bound by those rules in
2 all particulars. The chief county assessment officer shall
3 appoint a hearing officer to oversee the hearing. The taxpayer
4 shall be allowed to present evidence to the hearing officer at
5 the hearing. After taking into consideration all the relevant
6 testimony and evidence, the hearing officer shall make an
7 administrative decision on whether the taxpayer was
8 erroneously granted a homestead exemption for the taxable year
9 in question. The taxpayer may appeal the hearing officer's
10 ruling to the circuit court of the county where the property is
11 located as a final administrative decision under the
12 Administrative Review Law.

13 (f) A lien against the property imposed under this Section
14 shall be filed with the county recorder of deeds, but may not
15 be filed sooner than 60 days after the notice of intent to
16 record a lien was delivered to the taxpayer if the taxpayer
17 does not request a hearing, or until the conclusion of the
18 hearing and all appeals if the taxpayer does request a hearing.
19 If a lien is filed pursuant to this Section and the taxpayer
20 received one or 2 erroneous homestead exemptions during any of
21 the 3 collection years immediately prior to the current
22 collection year in which the notice of discovery is served,
23 then the erroneous exemption principal amount, plus 10%
24 interest per annum or portion thereof from the date the
25 erroneous exemption principal amount would have become due if
26 properly included in the tax bill, shall be charged against the

1 property by the chief county assessment officer. However, if a
2 lien is filed pursuant to this Section and the taxpayer
3 received 3 or more erroneous homestead exemptions during any of
4 the 6 collection years immediately prior to the current
5 collection year in which the notice of discovery is served, the
6 erroneous exemption principal amount, plus a penalty of 50% of
7 the total amount of the erroneous exemption principal amount
8 for that property and 10% interest per annum or portion thereof
9 from the date the erroneous exemption principal amount would
10 have become due if properly included in the tax bill, shall be
11 charged against the property by the chief county assessment
12 officer. If a lien is filed pursuant to this Section, the
13 taxpayer shall not be liable for interest that accrues between
14 the date the notice of discovery is served and the date the
15 lien is filed. Before recording the lien with the county
16 recorder of deeds, the chief county assessment officer shall
17 adjust the amount of the lien to add administrative costs,
18 including but not limited to the applicable recording fee, to
19 the total lien amount.

20 (g) If a person received an erroneous homestead exemption
21 under Section 15-170 and: (1) the person was the spouse, child,
22 grandchild, brother, sister, niece, or nephew of the previous
23 taxpayer; and (2) the person received the property by bequest
24 or inheritance; then the person is not liable for the penalties
25 imposed under this Section for any year or years during which
26 the chief county assessment officer did not require an annual

1 application for the exemption. However, that person is
2 responsible for any interest owed under subsection (f).

3 (h) If the erroneous homestead exemption was granted as a
4 result of a clerical error or omission on the part of the chief
5 county assessment officer, and if the taxpayer has paid the tax
6 bills as received for the year in which the error occurred,
7 then the interest and penalties authorized by this Section with
8 respect to that homestead exemption shall not be chargeable to
9 the taxpayer. However, nothing in this Section shall prevent
10 the collection of the erroneous exemption principal amount due
11 and owing.

12 (i) A lien under this Section is not valid as to (1) any
13 bona fide purchaser for value without notice of the erroneous
14 homestead exemption whose rights in and to the underlying
15 parcel arose after the erroneous homestead exemption was
16 granted but before the filing of the notice of lien; or (2) any
17 mortgagee, judgment creditor, or other lienor whose rights in
18 and to the underlying parcel arose before the filing of the
19 notice of lien. A title insurance policy for the property that
20 is issued by a title company licensed to do business in the
21 State showing that the property is free and clear of any liens
22 imposed under this Section shall be prima facie evidence that
23 the taxpayer is without notice of the erroneous homestead
24 exemption. Nothing in this Section shall be deemed to impair
25 the rights of subsequent creditors and subsequent purchasers
26 under Section 30 of the Conveyances Act.

1 (j) When a lien is filed against the property pursuant to
2 this Section, the chief county assessment officer shall mail a
3 copy of the lien to the person to whom the most recent tax bill
4 was mailed and to the owner of record, and the outstanding
5 liability created by such a lien is due and payable within 30
6 days after the mailing of the lien by the chief county
7 assessment officer. This liability is deemed delinquent and
8 shall bear interest beginning on the day after the due date at
9 a rate of 1.5% per month or portion thereof. Payment shall be
10 made to the county treasurer. Upon receipt of the full amount
11 due, as determined by the chief county assessment officer, the
12 county treasurer shall distribute the amount paid as provided
13 in subsection (k). Upon presentment by the taxpayer to the
14 chief county assessment officer of proof of payment of the
15 total liability, the chief county assessment officer shall
16 provide in reasonable form a release of the lien. The release
17 of the lien provided shall clearly inform the taxpayer that it
18 is the responsibility of the taxpayer to record the lien
19 release form with the county recorder of deeds and to pay any
20 applicable recording fees.

21 (k) The county treasurer shall pay collected erroneous
22 exemption principal amounts, pro rata, to the taxing districts,
23 or their legal successors, that levied upon the subject
24 property in the taxable year or years for which the erroneous
25 homestead exemptions were granted, except as set forth in this
26 Section. The county treasurer shall deposit collected

1 penalties and interest into a special fund established by the
2 county treasurer to offset the costs of administration of the
3 provisions of this Section by the chief county assessment
4 officer's office, as appropriated by the county board. If the
5 costs of administration of this Section exceed the amount of
6 interest and penalties collected in the special fund, the chief
7 county assessor shall be reimbursed by each taxing district or
8 their legal successors for those costs. Such costs shall be
9 paid out of the funds collected by the county treasurer on
10 behalf of each taxing district pursuant to this Section.

11 (1) The chief county assessment officer in a county with
12 3,000,000 or more inhabitants shall establish an amnesty period
13 for all taxpayers owing any tax due to an erroneous homestead
14 exemption granted in a tax year prior to the 2013 tax year. The
15 amnesty period shall begin on the effective date of this
16 amendatory Act of the 98th General Assembly and shall run
17 through December 31, 2013. If, during the amnesty period, the
18 taxpayer pays the entire arrearage of taxes due for tax years
19 prior to 2013, the county clerk shall abate and not seek to
20 collect any interest or penalties that may be applicable and
21 shall not seek civil or criminal prosecution for any taxpayer
22 for tax years prior to 2013. Failure to pay all such taxes due
23 during the amnesty period established under this Section shall
24 invalidate the amnesty period for that taxpayer.

25 The chief county assessment officer in a county with
26 3,000,000 or more inhabitants shall (i) mail notice of the

1 amnesty period with the tax bills for the second installment of
2 taxes for the 2012 assessment year and (ii) as soon as possible
3 after the effective date of this amendatory Act of the 98th
4 General Assembly, publish notice of the amnesty period in a
5 newspaper of general circulation in the county. Notices shall
6 include information on the amnesty period, its purpose, and the
7 method by which to make payment.

8 Taxpayers who are a party to any criminal investigation or
9 to any civil or criminal litigation that is pending in any
10 circuit court or appellate court, or in the Supreme Court of
11 this State, for nonpayment, delinquency, or fraud in relation
12 to any property tax imposed by any taxing district located in
13 the State on the effective date of this amendatory Act of the
14 98th General Assembly may not take advantage of the amnesty
15 period.

16 A taxpayer who has claimed 3 or more homestead exemptions
17 in error shall not be eligible for the amnesty period
18 established under this subsection.

19 (Source: P.A. 98-93, eff. 7-16-13; 98-756, eff. 7-16-14;
20 98-811, eff. 1-1-15; 98-1143, eff. 1-1-15; 99-143, eff.
21 7-27-15; 99-851, eff. 8-19-16.)

22 (35 ILCS 200/Art. 10 Div. 20 heading new)

23 Division 20. Community stabilization assessment freeze pilot
24 program

1 (35 ILCS 200/10-800) (was 35 ILCS 200/15-174)
2 Sec. 10-800 ~~15-174~~. Community stabilization assessment
3 freeze pilot program.

4 (a) Beginning January 1, 2015 and ending June 30, 2029, the
5 chief county assessment officer of any county may reduce the
6 assessed value of improvements to residential real property in
7 accordance with subsection (b) for 10 taxable years after the
8 improvements are put in service, if and only if all of the
9 following factors have been met:

10 (1) the improvements are residential;

11 (2) the parcel was purchased or otherwise conveyed to
12 the taxpayer after January 1 of the taxable year and that
13 conveyance was not a tax sale as required under the
14 Property Tax Code;

15 (3) the parcel is located in a targeted area;

16 (4) for single family homes, the taxpayer occupies the
17 improvements on the parcel as his or her primary residence;
18 for residences of one to 6 units that will not be
19 owner-occupied, the taxpayer replaces 2 primary building
20 systems as outlined in this Section;

21 (5) the transfer from the holder of the prior mortgage
22 to the taxpayer was an arm's length transaction, in that
23 the taxpayer has no legal relationship to the holder of the
24 prior mortgage;

25 (6) an existing residential dwelling structure of no
26 more than 6 units on the parcel was unoccupied at the time

1 of conveyance for a minimum of 6 months, or the parcel was
2 ordered by a court of competent jurisdiction to be
3 deconverted in accordance with the provisions governing
4 distressed condominiums as provided in the Condominium
5 Property Act;

6 (7) the parcel is clear of unreleased liens and has no
7 outstanding tax liabilities attached against it; and

8 (8) the purchase price did not exceed the Federal
9 Housing Administration's loan limits then in place for the
10 area in which the improvement is located.

11 To be eligible for the benefit conferred by this Section,
12 residential units must (i) meet local building codes, or if
13 there are no local building codes, Housing Quality Standards,
14 as determined by the U.S. Department of Housing and Urban
15 Development from time to time and (ii) be owner-occupied or in
16 need of substantial rehabilitation. "Substantial
17 rehabilitation" means, at a minimum, compliance with local
18 building codes and the replacement or renovation of at least 2
19 primary building systems. Although the cost of each primary
20 building system may vary, the combined expenditure for making
21 the building compliant with local codes and replacing primary
22 building systems must be at least \$5 per square foot, adjusted
23 by the Consumer Price Index for All Urban Consumers, as
24 published annually by the U.S. Department of Labor. "Primary
25 building systems", together with their related
26 rehabilitations, specifically approved for this program are:

1 (1) Electrical. All electrical work must comply with
2 applicable codes; it may consist of a combination of any of
3 the following alternatives:

4 (A) installing individual equipment and appliance
5 branch circuits as required by code (the minimum being
6 a kitchen appliance branch circuit);

7 (B) installing a new emergency service, including
8 emergency lighting with all associated conduits and
9 wiring;

10 (C) rewiring all existing feeder conduits ("home
11 runs") from the main switchgear to apartment area
12 distribution panels;

13 (D) installing new in-wall conduits for
14 receptacles, switches, appliances, equipment, and
15 fixtures;

16 (E) replacing power wiring for receptacles,
17 switches, appliances, equipment, and fixtures;

18 (F) installing new light fixtures throughout the
19 building including closets and central areas;

20 (G) replacing, adding, or doing work as necessary
21 to bring all receptacles, switches, and other
22 electrical devices into code compliance;

23 (H) installing a new main service, including
24 conduit, cables into the building, and main disconnect
25 switch; and

26 (I) installing new distribution panels, including

1 all panel wiring, terminals, circuit breakers, and all
2 other panel devices.

3 (2) Heating. All heating work must comply with
4 applicable codes; it may consist of a combination of any of
5 the following alternatives:

6 (A) installing a new system to replace one of the
7 following heat distribution systems: (i) piping and
8 heat radiating units, including new main line venting
9 and radiator venting; or (ii) duct work, diffusers, and
10 cold air returns; or (iii) any other type of existing
11 heat distribution and radiation/diffusion components;
12 or

13 (B) installing a new system to replace one of the
14 following heat generating units: (i) hot water/steam
15 boiler; (ii) gas furnace; or (iii) any other type of
16 existing heat generating unit.

17 (3) Plumbing. All plumbing work must comply with
18 applicable codes. Replace all or a part of the in-wall
19 supply and waste plumbing; however, main supply risers,
20 waste stacks and vents, and code-conforming waste lines
21 need not be replaced.

22 (4) Roofing. All roofing work must comply with
23 applicable codes; it may consist of either of the following
24 alternatives, separately or in combination:

25 (A) replacing all rotted roof decks and
26 insulation; or

1 (B) replacing or repairing leaking roof membranes
2 (10% is the suggested minimum replacement of
3 membrane); restoration of the entire roof is an
4 acceptable substitute for membrane replacement.

5 (5) Exterior doors and windows. Replace the exterior
6 doors and windows. Renovation of ornate entry doors is an
7 acceptable substitute for replacement.

8 (6) Floors, walls, and ceilings. Finishes must be
9 replaced or covered over with new material. Acceptable
10 replacement or covering materials are as follows:

11 (A) floors must have new carpeting, vinyl tile,
12 ceramic, refurbished wood finish, or a similar
13 substitute;

14 (B) walls must have new drywall, including joint
15 taping and painting; or

16 (C) new ceilings must be either drywall, suspended
17 type, or a similar substitute.

18 (7) Exterior walls.

19 (A) replace loose or crumbling mortar and masonry
20 with new material;

21 (B) replace or paint wall siding and trim as
22 needed;

23 (C) bring porches and balconies to a sound
24 condition; or

25 (D) any combination of (A), (B), and (C).

26 (8) Elevators. Where applicable, at least 4 of the

1 following 7 alternatives must be accomplished:

2 (A) replace or rebuild the machine room controls
3 and refurbish the elevator machine (or equivalent
4 mechanisms in the case of hydraulic elevators);

5 (B) replace hoistway electro-mechanical items
6 including: ropes, switches, limits, buffers, levelers,
7 and deflector sheaves (or equivalent mechanisms in the
8 case of hydraulic elevators);

9 (C) replace hoistway wiring;

10 (D) replace door operators and linkage;

11 (E) replace door panels at each opening;

12 (F) replace hall stations, car stations, and
13 signal fixtures; or

14 (G) rebuild the car shell and refinish the
15 interior.

16 (9) Health and safety.

17 (A) install or replace fire suppression systems;

18 (B) install or replace security systems; or

19 (C) environmental remediation of lead-based paint,
20 asbestos, leaking underground storage tanks, or radon.

21 (10) Energy conservation improvements undertaken to
22 limit the amount of solar energy absorbed by a building's
23 roof or to reduce energy use for the property, including
24 any of the following activities:

25 (A) installing or replacing reflective roof
26 coatings (flat roofs);

- 1 (B) installing or replacing R-38 roof insulation;
- 2 (C) installing or replacing R-19 perimeter wall
3 insulation;
- 4 (D) installing or replacing insulated entry doors;
- 5 (E) installing or replacing Low E, insulated
6 windows;
- 7 (F) installing or replacing low-flow plumbing
8 fixtures;
- 9 (G) installing or replacing 90% sealed combustion
10 heating systems;
- 11 (H) installing or replacing direct exhaust hot
12 water heaters;
- 13 (I) installing or replacing mechanical ventilation
14 to exterior for kitchens and baths;
- 15 (J) installing or replacing Energy Star
16 appliances;
- 17 (K) installing low VOC interior paints on interior
18 finishes;
- 19 (L) installing or replacing fluorescent lighting
20 in common areas; or
- 21 (M) installing or replacing grading and
22 landscaping to promote on-site water retention.

23 (b) For the first 7 years after the improvements are placed
24 in service, the assessed value of the improvements shall be
25 reduced by an amount equal to 90% of the difference between the
26 base year assessed value of the improvements and the assessed

1 value of the improvements in the current taxable year. The
2 property will continue to be eligible for the benefits under
3 this Section in the eighth and ninth taxable years after the
4 improvements are placed in service, calculated as follows, if
5 and only if all of the factors in subsection (a) of this
6 Section continue to be met: in the eighth taxable year, the
7 assessed value of the improvements shall be reduced by an
8 amount equal to 65% of the difference between the base year
9 assessed value of the improvements and the assessed value of
10 the improvements in the current taxable year, and in the ninth
11 taxable year, the assessed value of the improvements shall be
12 reduced by an amount equal to 35% of the difference between the
13 base year assessed value of the improvements and the assessed
14 value of the improvements in the current taxable year. The
15 benefit will cease in the tenth taxable year.

16 (c) In order to receive benefits under this Section, in
17 addition to any information required by the chief county
18 assessment officer, the taxpayer must also submit the following
19 information to the chief county assessment officer for review:

20 (1) the owner's name;

21 (2) the postal address and permanent index number of
22 the parcel;

23 (3) a deed or other instrument conveying the parcel to
24 the current owner;

25 (4) evidence that the purchase price is within the
26 Federal Housing Administration's loan limits for the area

1 in which the improvement is located;

2 (5) certification that the parcel was unoccupied at the
3 time of conveyance to the current owner for a minimum of at
4 least 6 months;

5 (6) evidence that the parcel is clear of unreleased
6 liens and has no outstanding tax liabilities attached
7 against it;

8 (7) evidence that the improvements meet local building
9 codes, or if there are no local building codes, Housing
10 Quality Standards, as determined by the U.S. Department of
11 Housing and Urban Development from time to time, which may
12 be shown by a certificate of occupancy issued by the
13 appropriate local government or the certification by a home
14 inspector licensed by the State of Illinois; and

15 (8) any additional information as reasonably required
16 by the chief county assessment officer.

17 (d) The chief county assessment officer shall notify the
18 taxpayer as to whether or not the parcel meets the requirements
19 of this Section. If the parcel does not meet the requirements
20 of this Section, the chief county assessment officer shall
21 provide written notice of any deficiencies to the taxpayer, who
22 will then have 14 days from the date of notification to provide
23 supplemental information showing compliance with this Section.
24 If the taxpayer does not exercise this right to cure the
25 deficiency, or if the information submitted, in the sole
26 judgment of the chief county assessment officer, is

1 insufficient to meet the requirements of this Section, the
2 chief county assessment officer shall provide a written
3 explanation of the reasons for denial. A taxpayer may
4 subsequently reapply for the benefit if the deficiencies are
5 cured at a later date, but no later than 2019. The chief county
6 assessment officer may charge a reasonable application fee to
7 offset the administrative expenses associated with the
8 program.

9 (e) The benefit conferred by this Section is limited as
10 follows:

11 (1) The owner is eligible to apply for the benefit
12 conferred by this Section beginning January 1, 2015 through
13 December 31, 2019. If approved, the reduction will be
14 effective for the current taxable year, which will be
15 reflected in the tax bill issued in the following taxable
16 year.

17 (2) The reduction outlined in this Section shall
18 continue for a period of 10 years, and may not be extended
19 or renewed for any additional period.

20 (3) At the completion of the assessment freeze period
21 described here, the entire parcel will be assessed as
22 otherwise provided in this Code.

23 (4) If there is a transfer of ownership during the
24 period of the assessment freeze, then the benefit conferred
25 by this Section shall not apply on or after the date of
26 that transfer unless (i) the property is conveyed by an

1 owner who does not occupy the improvements as a primary
2 residence to an owner who will occupy the improvements as a
3 primary residence and (ii) all requirements of this Section
4 continue to be met.

5 (f) If the taxpayer does not occupy or intend to occupy the
6 residential dwelling as his or her principal residence within a
7 reasonable time, as determined by the chief county assessment
8 officer, the taxpayer must:

9 (1) immediately secure the residential dwelling in
10 accordance with the requirements of this Section;

11 (2) complete sufficient rehabilitation to bring the
12 improvements into compliance with local building codes,
13 including, without limitation, regulations concerning
14 lead-based paint and asbestos remediation; and

15 (3) complete rehabilitation within 18 months of
16 conveyance.

17 (g) For the purposes of this Section,

18 "Base year" means the taxable year prior to the taxable
19 year in which the property is purchased by the eligible
20 homeowner.

21 "Secure" means that:

22 (1) all doors and windows are closed and secured
23 using secure doors, windows without broken or cracked
24 panes, commercial-quality metal security panels filled
25 with like-kind material as the surrounding wall, or
26 plywood installed and secured in accordance with local

1 ordinances; at least one building entrance shall be
2 accessible from the exterior and secured with a door
3 that is locked to allow access only to authorized
4 persons;

5 (2) all grass and weeds on the vacant residential
6 property are maintained below 10 inches in height,
7 unless a local ordinance imposes a lower height;

8 (3) debris, trash, and litter on any portion of the
9 exterior of the vacant residential property is removed
10 in compliance with local ordinance;

11 (4) fences, gates, stairs, and steps that lead to
12 the main entrance of the building are maintained in a
13 structurally sound and reasonable manner;

14 (5) the property is winterized when appropriate;

15 (6) the exterior of the improvements are
16 reasonably maintained to ensure the safety of
17 passersby; and

18 (7) vermin and pests are regularly exterminated on
19 the exterior and interior of the property.

20 "Targeted area" means a distressed community that
21 meets the geographic, poverty, and unemployment criteria
22 for a distressed community set forth in 12 C.F.R. 1806.200.

23 (Source: P.A. 98-789, eff. 1-1-15.)

24 (35 ILCS 200/Art. 15 Div. 1 heading new)

25 Division 1. Non-homestead exemptions in all counties

1 (35 ILCS 200/15-13 new)

2 Sec. 15-13. Applicability. This Division 1 applies in all
3 counties and encompasses this Section and Sections occurring
4 after this Section and prior to Section 15-163.

5 (35 ILCS 200/Art. 15 Div. 2 heading new)

6 Division 2. Homestead exemptions in counties of 3,000,000 or
7 more inhabitants

8 (35 ILCS 200/15-163 new)

9 Sec. 15-163. Applicability. This Division 2 applies in
10 counties with 3,000,000 or more inhabitants and encompasses
11 this Section and Sections occurring after this Section and
12 prior to Section 15-261.

13 (35 ILCS 200/15-167)

14 Sec. 15-167. Returning Veterans' Homestead Exemption.

15 (a) Beginning with taxable year 2007, a homestead
16 exemption, limited to a reduction set forth under subsection
17 (b), from the property's value, as equalized or assessed by the
18 Department, is granted for property that is owned and occupied
19 as the principal residence of a veteran returning from an armed
20 conflict involving the armed forces of the United States who is
21 liable for paying real estate taxes on the property and is an
22 owner of record of the property or has a legal or equitable

1 interest therein as evidenced by a written instrument, except
2 for a leasehold interest, other than a leasehold interest of
3 land on which a single family residence is located, which is
4 occupied as the principal residence of a veteran returning from
5 an armed conflict involving the armed forces of the United
6 States who has an ownership interest therein, legal, equitable
7 or as a lessee, and on which he or she is liable for the payment
8 of property taxes. For purposes of the exemption under this
9 Section, "veteran" means an Illinois resident who has served as
10 a member of the United States Armed Forces, a member of the
11 Illinois National Guard, or a member of the United States
12 Reserve Forces.

13 (b) The ~~In all counties, the~~ reduction is \$5,000 for the
14 taxable year in which the veteran returns from active duty in
15 an armed conflict involving the armed forces of the United
16 States; however, if the veteran first acquires his or her
17 principal residence during the taxable year in which he or she
18 returns, but after January 1 of that year, and if the property
19 is owned and occupied by the veteran as a principal residence
20 on January 1 of the next taxable year, he or she may apply the
21 exemption for the next taxable year, and only the next taxable
22 year, after he or she returns. Beginning in taxable year 2010,
23 the reduction shall also be allowed for the taxable year after
24 the taxable year in which the veteran returns from active duty
25 in an armed conflict involving the armed forces of the United
26 States. For land improved with an apartment building owned and

1 operated as a cooperative, the maximum reduction from the value
2 of the property, as equalized by the Department, must be
3 multiplied by the number of apartments or units occupied by a
4 veteran returning from an armed conflict involving the armed
5 forces of the United States who is liable, by contract with the
6 owner or owners of record, for paying property taxes on the
7 property and is an owner of record of a legal or equitable
8 interest in the cooperative apartment building, other than a
9 leasehold interest. In a cooperative where a homestead
10 exemption has been granted, the cooperative association or the
11 management firm of the cooperative or facility shall credit the
12 savings resulting from that exemption only to the apportioned
13 tax liability of the owner or resident who qualified for the
14 exemption. Any person who willfully refuses to so credit the
15 savings is guilty of a Class B misdemeanor.

16 (c) Application must be made during the application period
17 in effect for the county of his or her residence. The assessor
18 ~~or chief county assessment officer~~ may determine the
19 eligibility of residential property to receive the homestead
20 exemption provided by this Section by application, visual
21 inspection, questionnaire, or other reasonable methods. The
22 determination must be made in accordance with guidelines
23 established by the Department.

24 (d) The exemption under this Section is in addition to any
25 other homestead exemption provided in this Article 15.
26 Notwithstanding Sections 6 and 8 of the State Mandates Act, no

1 reimbursement by the State is required for the implementation
2 of any mandate created by this Section.

3 (Source: P.A. 96-1288, eff. 7-26-10; 96-1418, eff. 8-2-10;
4 97-333, eff. 8-12-11.)

5 (35 ILCS 200/15-168)

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

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

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

17 (2) The person with a disability must be liable for
18 paying the real estate taxes on the property.

19 (3) The person with a disability must be an owner of
20 record of the property or have a legal or equitable
21 interest in the property as evidenced by a written
22 instrument. In the case of a leasehold interest in
23 property, the lease must be for a single family residence.

24 A person who has a disability during the taxable year is
25 eligible to apply for this homestead exemption during that

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

12 (b) For the purposes of this Section, "person with a
13 disability" means a person unable to engage in any substantial
14 gainful activity by reason of a medically determinable physical
15 or mental impairment which can be expected to result in death
16 or has lasted or can be expected to last for a continuous
17 period of not less than 12 months. Persons with disabilities
18 filing claims under this Act shall submit proof of disability
19 in such form and manner as the Department shall by rule and
20 regulation prescribe. Proof that a claimant is eligible to
21 receive disability benefits under the Federal Social Security
22 Act shall constitute proof of disability for purposes of this
23 Act. Issuance of an Illinois Person with a Disability
24 Identification Card stating that the claimant is under a Class
25 2 disability, as defined in Section 4A of the Illinois
26 Identification Card Act, shall constitute proof that the person

1 named thereon is a person with a disability for purposes of
2 this Act. A person with a disability not covered under the
3 Federal Social Security Act and not presenting an Illinois
4 Person with a Disability Identification Card stating that the
5 claimant is under a Class 2 disability shall be examined by a
6 physician, advanced practice nurse, or physician assistant
7 designated by the Department, and his status as a person with a
8 disability determined using the same standards as used by the
9 Social Security Administration. The costs of any required
10 examination shall be borne by the claimant.

11 (c) For land improved with (i) an apartment building owned
12 and operated as a cooperative or (ii) a life care facility as
13 defined under Section 2 of the Life Care Facilities Act that is
14 considered to be a cooperative, the maximum reduction from the
15 value of the property, as equalized or assessed by the
16 Department, shall be multiplied by the number of apartments or
17 units occupied by a person with a disability. The person with a
18 disability shall receive the homestead exemption upon meeting
19 the following requirements:

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

22 (2) The person with a disability must be liable by
23 contract with the owner or owners of record for paying the
24 apportioned property taxes on the property of the
25 cooperative or life care facility. In the case of a life
26 care facility, the person with a disability must be liable

1 for paying the apportioned property taxes under a life care
2 contract as defined in Section 2 of the Life Care
3 Facilities Act.

4 (3) The person with a disability must be an owner of
5 record of a legal or equitable interest in the cooperative
6 apartment building. A leasehold interest does not meet this
7 requirement.

8 If a homestead exemption is granted under this subsection, the
9 cooperative association or management firm shall credit the
10 savings resulting from the exemption to the apportioned tax
11 liability of the qualifying person with a disability. The
12 assessor ~~chief county assessment officer~~ may request
13 reasonable proof that the association or firm has properly
14 credited the exemption. A person who willfully refuses to
15 credit an exemption to the qualified person with a disability
16 is guilty of a Class B misdemeanor.

17 (d) The assessor ~~chief county assessment officer~~ shall
18 determine the eligibility of property to receive the homestead
19 exemption according to guidelines established by the
20 Department. After a person has received an exemption under this
21 Section, an annual verification of eligibility for the
22 exemption shall be mailed to the taxpayer.

23 ~~In counties with fewer than 3,000,000 inhabitants, the~~
24 ~~chief county assessment officer shall provide to each person~~
25 ~~granted a homestead exemption under this Section a form to~~
26 ~~designate any other person to receive a duplicate of any notice~~

~~1 of delinquency in the payment of taxes assessed and levied
2 under this Code on the person's qualifying property. The
3 duplicate notice shall be in addition to the notice required to
4 be provided to the person receiving the exemption and shall be
5 given in the manner required by this Code. The person filing
6 the request for the duplicate notice shall pay an
7 administrative fee of \$5 to the chief county assessment
8 officer. The assessment officer shall then file the executed
9 designation with the county collector, who shall issue the
10 duplicate notices as indicated by the designation. A
11 designation may be rescinded by the person with a disability in
12 the manner required by the chief county assessment officer.~~

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

15 (Source: P.A. 98-104, eff. 7-22-13; 99-143, eff. 7-27-15;
16 99-180, eff. 7-29-15; 99-581, eff. 1-1-17; 99-642, eff.
17 7-28-16.)

18 (35 ILCS 200/15-169)

19 Sec. 15-169. Homestead exemption for veterans with
20 disabilities.

21 (a) Beginning with taxable year 2007, an annual homestead
22 exemption, limited to the amounts set forth in subsections (b)
23 and (b-3), is granted for property that is used as a qualified
24 residence by a veteran with a disability.

25 (b) For taxable years prior to 2015, the amount of the

1 exemption under this Section is as follows:

2 (1) for veterans with a service-connected disability
3 of at least (i) 75% for exemptions granted in taxable years
4 2007 through 2009 and (ii) 70% for exemptions granted in
5 taxable year 2010 and each taxable year thereafter, as
6 certified by the United States Department of Veterans
7 Affairs, the annual exemption is \$5,000; and

8 (2) for veterans with a service-connected disability
9 of at least 50%, but less than (i) 75% for exemptions
10 granted in taxable years 2007 through 2009 and (ii) 70% for
11 exemptions granted in taxable year 2010 and each taxable
12 year thereafter, as certified by the United States
13 Department of Veterans Affairs, the annual exemption is
14 \$2,500.

15 (b-3) For taxable years 2015 and thereafter:

16 (1) if the veteran has a service connected disability
17 of 30% or more but less than 50%, as certified by the
18 United States Department of Veterans Affairs, then the
19 annual exemption is \$2,500;

20 (2) if the veteran has a service connected disability
21 of 50% or more but less than 70%, as certified by the
22 United States Department of Veterans Affairs, then the
23 annual exemption is \$5,000; and

24 (3) if the veteran has a service connected disability
25 of 70% or more, as certified by the United States
26 Department of Veterans Affairs, then the property is exempt

1 from taxation under this Code.

2 (b-5) If a homestead exemption is granted under this
3 Section and the person awarded the exemption subsequently
4 becomes a resident of a facility licensed under the Nursing
5 Home Care Act or a facility operated by the United States
6 Department of Veterans Affairs, then the exemption shall
7 continue (i) so long as the residence continues to be occupied
8 by the qualifying person's spouse or (ii) if the residence
9 remains unoccupied but is still owned by the person who
10 qualified for the homestead exemption.

11 (c) The tax exemption under this Section carries over to
12 the benefit of the veteran's surviving spouse as long as the
13 spouse holds the legal or beneficial title to the homestead,
14 permanently resides thereon, and does not remarry. If the
15 surviving spouse sells the property, an exemption not to exceed
16 the amount granted from the most recent ad valorem tax roll may
17 be transferred to his or her new residence as long as it is
18 used as his or her primary residence and he or she does not
19 remarry.

20 (c-1) Beginning with taxable year 2015, nothing in this
21 Section shall require the veteran to have qualified for or
22 obtained the exemption before death if the veteran was killed
23 in the line of duty.

24 (d) The exemption under this Section applies for taxable
25 year 2007 and thereafter. A taxpayer who claims an exemption
26 under Section 15-165 or 15-168 may not claim an exemption under

1 this Section.

2 (e) Each taxpayer who has been granted an exemption under
3 this Section must reapply on an annual basis. Application must
4 be made during the application period in effect for the county
5 of his or her residence. The assessor ~~or chief county~~
6 ~~assessment officer~~ may determine the eligibility of
7 residential property to receive the homestead exemption
8 provided by this Section by application, visual inspection,
9 questionnaire, or other reasonable methods. The determination
10 must be made in accordance with guidelines established by the
11 Department.

12 (f) For the purposes of this Section:

13 "Qualified residence" means real property, but less any
14 portion of that property that is used for commercial purposes,
15 with an equalized assessed value of less than \$250,000 that is
16 the primary residence of a veteran with a disability. Property
17 rented for more than 6 months is presumed to be used for
18 commercial purposes.

19 "Veteran" means an Illinois resident who has served as a
20 member of the United States Armed Forces on active duty or
21 State active duty, a member of the Illinois National Guard, or
22 a member of the United States Reserve Forces and who has
23 received an honorable discharge.

24 (Source: P.A. 98-1145, eff. 12-30-14; 99-143, eff. 7-27-15;
25 99-375, eff. 8-17-15; 99-642, eff. 7-28-16.)

1 (35 ILCS 200/15-170)

2 Sec. 15-170. Senior Citizens Homestead Exemption. An
3 annual homestead exemption limited, except as described here
4 with relation to cooperatives or life care facilities, to a
5 maximum reduction set forth below from the property's value, as
6 equalized or assessed by the Department, is granted for
7 property that is occupied as a residence by a person 65 years
8 of age or older who is liable for paying real estate taxes on
9 the property and is an owner of record of the property or has a
10 legal or equitable interest therein as evidenced by a written
11 instrument, except for a leasehold interest, other than a
12 leasehold interest of land on which a single family residence
13 is located, which is occupied as a residence by a person 65
14 years or older who has an ownership interest therein, legal,
15 equitable or as a lessee, and on which he or she is liable for
16 the payment of property taxes. Before taxable year 2004, the
17 maximum reduction shall be \$2,500 ~~in counties with 3,000,000 or~~
18 ~~more inhabitants and \$2,000 in all other counties.~~ For taxable
19 years 2004 through 2005, the maximum reduction shall be \$3,000
20 ~~in all counties.~~ For taxable years 2006 and 2007, the maximum
21 reduction shall be \$3,500. For taxable years 2008 through 2011,
22 the maximum reduction is \$4,000 ~~in all counties.~~ For taxable
23 year 2012, the maximum reduction is \$5,000 ~~in counties with~~
24 ~~3,000,000 or more inhabitants and \$4,000 in all other counties.~~
25 For taxable years 2013 and thereafter, the maximum reduction is
26 \$5,000 ~~in all counties.~~

1 For land improved with an apartment building owned and
2 operated as a cooperative, the maximum reduction from the value
3 of the property, as equalized by the Department, shall be
4 multiplied by the number of apartments or units occupied by a
5 person 65 years of age or older who is liable, by contract with
6 the owner or owners of record, for paying property taxes on the
7 property and is an owner of record of a legal or equitable
8 interest in the cooperative apartment building, other than a
9 leasehold interest. For land improved with a life care
10 facility, the maximum reduction from the value of the property,
11 as equalized by the Department, shall be multiplied by the
12 number of apartments or units occupied by persons 65 years of
13 age or older, irrespective of any legal, equitable, or
14 leasehold interest in the facility, who are liable, under a
15 contract with the owner or owners of record of the facility,
16 for paying property taxes on the property. In a cooperative or
17 a life care facility where a homestead exemption has been
18 granted, the cooperative association or the management firm of
19 the cooperative or facility shall credit the savings resulting
20 from that exemption only to the apportioned tax liability of
21 the owner or resident who qualified for the exemption. Any
22 person who willfully refuses to so credit the savings shall be
23 guilty of a Class B misdemeanor. Under this Section and
24 Sections 15-175, 15-176, and 15-177, "life care facility" means
25 a facility, as defined in Section 2 of the Life Care Facilities
26 Act, with which the applicant for the homestead exemption has a

1 life care contract as defined in that Act.

2 When a homestead exemption has been granted under this
3 Section and the person qualifying subsequently becomes a
4 resident of a facility licensed under the Assisted Living and
5 Shared Housing Act, the Nursing Home Care Act, the Specialized
6 Mental Health Rehabilitation Act of 2013, the ID/DD Community
7 Care Act, or the MC/DD Act, the exemption shall continue so
8 long as the residence continues to be occupied by the
9 qualifying person's spouse if the spouse is 65 years of age or
10 older, or if the residence remains unoccupied but is still
11 owned by the person qualified for the homestead exemption.

12 A person who will be 65 years of age during the current
13 assessment year shall be eligible to apply for the homestead
14 exemption during that assessment year. Application shall be
15 made during the application period in effect for the county of
16 his residence.

17 Beginning with assessment year 2003, for taxes payable in
18 2004, property that is first occupied as a residence after
19 January 1 of any assessment year by a person who is eligible
20 for the senior citizens homestead exemption under this Section
21 must be granted a pro-rata exemption for the assessment year.
22 The amount of the pro-rata exemption is the exemption allowed
23 in the county under this Section divided by 365 and multiplied
24 by the number of days during the assessment year the property
25 is occupied as a residence by a person eligible for the
26 exemption under this Section. The assessor ~~chief~~ county

1 ~~assessment officer~~ must adopt reasonable procedures to
2 establish eligibility for this pro-rata exemption.

3 The assessor ~~or chief county assessment officer~~ may
4 determine the eligibility of a life care facility to receive
5 the benefits provided by this Section, by affidavit,
6 application, visual inspection, questionnaire or other
7 reasonable methods in order to insure that the tax savings
8 resulting from the exemption are credited by the management
9 firm to the apportioned tax liability of each qualifying
10 resident. The assessor may request reasonable proof that the
11 management firm has so credited the exemption.

12 ~~The chief county assessment officer of each county with~~
13 ~~less than 3,000,000 inhabitants shall provide to each person~~
14 ~~allowed a homestead exemption under this Section a form to~~
15 ~~designate any other person to receive a duplicate of any notice~~
16 ~~of delinquency in the payment of taxes assessed and levied~~
17 ~~under this Code on the property of the person receiving the~~
18 ~~exemption. The duplicate notice shall be in addition to the~~
19 ~~notice required to be provided to the person receiving the~~
20 ~~exemption, and shall be given in the manner required by this~~
21 ~~Code. The person filing the request for the duplicate notice~~
22 ~~shall pay a fee of \$5 to cover administrative costs to the~~
23 ~~supervisor of assessments, who shall then file the executed~~
24 ~~designation with the county collector. Notwithstanding any~~
25 ~~other provision of this Code to the contrary, the filing of~~
26 ~~such an executed designation requires the county collector to~~

1 ~~provide duplicate notices as indicated by the designation. A~~
2 ~~designation may be rescinded by the person who executed such~~
3 ~~designation at any time, in the manner and form required by the~~
4 ~~chief county assessment officer.~~

5 The assessor ~~or chief county assessment officer~~ may
6 determine the eligibility of residential property to receive
7 the homestead exemption provided by this Section by
8 application, visual inspection, questionnaire or other
9 reasonable methods. The determination shall be made in
10 accordance with guidelines established by the Department.

11 ~~Beginning~~ Beginning ~~In counties with 3,000,000 or more inhabitants,~~
12 ~~beginning~~ in taxable year 2010, each taxpayer who has been
13 granted an exemption under this Section must reapply on an
14 annual basis. The assessor ~~chief county assessment officer~~
15 shall mail the application to the taxpayer. ~~In counties with~~
16 ~~less than 3,000,000 inhabitants, the county board may by~~
17 ~~resolution provide that if a person has been granted a~~
18 ~~homestead exemption under this Section, the person qualifying~~
19 ~~need not reapply for the exemption.~~

20 ~~In counties with less than 3,000,000 inhabitants, if the~~
21 ~~assessor or chief county assessment officer requires annual~~
22 ~~application for verification of eligibility for an exemption~~
23 ~~once granted under this Section, the application shall be~~
24 ~~mailed to the taxpayer.~~

25 The assessor ~~or chief county assessment officer~~ shall
26 notify each person who qualifies for an exemption under this

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

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

11 (Source: P.A. 98-7, eff. 4-23-13; 98-104, eff. 7-22-13; 98-756,
12 eff. 7-16-14; 99-180, eff. 7-29-15.)

13 (35 ILCS 200/15-172)

14 Sec. 15-172. Senior Citizens Assessment Freeze Homestead
15 Exemption.

16 (a) This Section may be cited as the Senior Citizens
17 Assessment Freeze Homestead Exemption.

18 (b) As used in this Section:

19 "Applicant" means an individual who has filed an
20 application under this Section.

21 "Base amount" means the base year equalized assessed value
22 of the residence plus the first year's equalized assessed value
23 of any added improvements which increased the assessed value of
24 the residence after the base year.

25 "Base year" means the taxable year prior to the taxable

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

1 taxable years shall not be considered the lowest equalized
2 assessed value. The selected year shall be the base year for
3 taxable year 1999 and thereafter until a new base year is
4 established under the terms of this paragraph.

5 ~~"Chief County Assessment Officer" means the County~~
6 ~~Assessor or Supervisor of Assessments of the county in which~~
7 ~~the property is located.~~

8 "Equalized assessed value" means the assessed value as
9 equalized by the Illinois Department of Revenue.

10 "Household" means the applicant, the spouse of the
11 applicant, and all persons using the residence of the applicant
12 as their principal place of residence.

13 "Household income" means the combined income of the members
14 of a household for the calendar year preceding the taxable
15 year.

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

20 "Internal Revenue Code of 1986" means the United States
21 Internal Revenue Code of 1986 or any successor law or laws
22 relating to federal income taxes in effect for the year
23 preceding the taxable year.

24 "Life care facility that qualifies as a cooperative" means
25 a facility as defined in Section 2 of the Life Care Facilities
26 Act.

1 "Maximum income limitation" means:

- 2 (1) \$35,000 prior to taxable year 1999;
- 3 (2) \$40,000 in taxable years 1999 through 2003;
- 4 (3) \$45,000 in taxable years 2004 through 2005;
- 5 (4) \$50,000 in taxable years 2006 and 2007; and
- 6 (5) \$55,000 in taxable year 2008 and thereafter.

7 "Residence" means the principal dwelling place and
8 appurtenant structures used for residential purposes in this
9 State occupied on January 1 of the taxable year by a household
10 and so much of the surrounding land, constituting the parcel
11 upon which the dwelling place is situated, as is used for
12 residential purposes. If the assessor ~~Chief County Assessment~~
13 ~~Officer~~ has established a specific legal description for a
14 portion of property constituting the residence, then that
15 portion of property shall be deemed the residence for the
16 purposes of this Section.

17 "Taxable year" means the calendar year during which ad
18 valorem property taxes payable in the next succeeding year are
19 levied.

20 (c) Beginning in taxable year 1994, a senior citizens
21 assessment freeze homestead exemption is granted for real
22 property that is improved with a permanent structure that is
23 occupied as a residence by an applicant who (i) is 65 years of
24 age or older during the taxable year, (ii) has a household
25 income that does not exceed the maximum income limitation,
26 (iii) is liable for paying real property taxes on the property,

1 and (iv) is an owner of record of the property or has a legal or
2 equitable interest in the property as evidenced by a written
3 instrument. This homestead exemption shall also apply to a
4 leasehold interest in a parcel of property improved with a
5 permanent structure that is a single family residence that is
6 occupied as a residence by a person who (i) is 65 years of age
7 or older during the taxable year, (ii) has a household income
8 that does not exceed the maximum income limitation, (iii) has a
9 legal or equitable ownership interest in the property as
10 lessee, and (iv) is liable for the payment of real property
11 taxes on that property.

12 ~~The In counties of 3,000,000 or more inhabitants, the~~
13 amount of the exemption for all taxable years is the equalized
14 assessed value of the residence in the taxable year for which
15 application is made minus the base amount. ~~In all other~~
16 ~~counties, the amount of the exemption is as follows: (i)~~
17 ~~through taxable year 2005 and for taxable year 2007 and~~
18 ~~thereafter, the amount of this exemption shall be the equalized~~
19 ~~assessed value of the residence in the taxable year for which~~
20 ~~application is made minus the base amount; and (ii) for taxable~~
21 ~~year 2006, the amount of the exemption is as follows:~~

22 ~~(1) For an applicant who has a household income of~~
23 ~~\$45,000 or less, the amount of the exemption is the~~
24 ~~equalized assessed value of the residence in the taxable~~
25 ~~year for which application is made minus the base amount.~~

26 ~~(2) For an applicant who has a household income~~

1 ~~exceeding \$45,000 but not exceeding \$46,250, the amount of~~
2 ~~the exemption is (i) the equalized assessed value of the~~
3 ~~residence in the taxable year for which application is made~~
4 ~~minus the base amount (ii) multiplied by 0.8.~~

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

10 ~~(4) For an applicant who has a household income~~
11 ~~exceeding \$47,500 but not exceeding \$48,750, the amount of~~
12 ~~the exemption is (i) the equalized assessed value of the~~
13 ~~residence in the taxable year for which application is made~~
14 ~~minus the base amount (ii) multiplied by 0.4.~~

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

20 When the applicant is a surviving spouse of an applicant
21 for a prior year for the same residence for which an exemption
22 under this Section has been granted, the base year and base
23 amount for that residence are the same as for the applicant for
24 the prior year.

25 Each year at the time the assessment books are certified to
26 the County Clerk, the Board of Review or Board of Appeals shall

1 give to the County Clerk a list of the assessed values of
2 improvements on each parcel qualifying for this exemption that
3 were added after the base year for this parcel and that
4 increased the assessed value of the property.

5 In the case of land improved with an apartment building
6 owned and operated as a cooperative or a building that is a
7 life care facility that qualifies as a cooperative, the maximum
8 reduction from the equalized assessed value of the property is
9 limited to the sum of the reductions calculated for each unit
10 occupied as a residence by a person or persons (i) 65 years of
11 age or older, (ii) with a household income that does not exceed
12 the maximum income limitation, (iii) who is liable, by contract
13 with the owner or owners of record, for paying real property
14 taxes on the property, and (iv) who is an owner of record of a
15 legal or equitable interest in the cooperative apartment
16 building, other than a leasehold interest. In the instance of a
17 cooperative where a homestead exemption has been granted under
18 this Section, the cooperative association or its management
19 firm shall credit the savings resulting from that exemption
20 only to the apportioned tax liability of the owner who
21 qualified for the exemption. Any person who willfully refuses
22 to credit that savings to an owner who qualifies for the
23 exemption is guilty of a Class B misdemeanor.

24 When a homestead exemption has been granted under this
25 Section and an applicant then becomes a resident of a facility
26 licensed under the Assisted Living and Shared Housing Act, the

1 Nursing Home Care Act, the Specialized Mental Health
2 Rehabilitation Act of 2013, the ID/DD Community Care Act, or
3 the MC/DD Act, the exemption shall be granted in subsequent
4 years so long as the residence (i) continues to be occupied by
5 the qualified applicant's spouse or (ii) if remaining
6 unoccupied, is still owned by the qualified applicant for the
7 homestead exemption.

8 Beginning January 1, 1997, when an individual dies who
9 would have qualified for an exemption under this Section, and
10 the surviving spouse does not independently qualify for this
11 exemption because of age, the exemption under this Section
12 shall be granted to the surviving spouse for the taxable year
13 preceding and the taxable year of the death, provided that,
14 except for age, the surviving spouse meets all other
15 qualifications for the granting of this exemption for those
16 years.

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

20 ~~For taxable year 1994 only, in counties having less than~~
21 ~~3,000,000 inhabitants, to receive the exemption, a person shall~~
22 ~~submit an application by February 15, 1995 to the Chief County~~
23 ~~Assessment Officer of the county in which the property is~~
24 ~~located. In counties having 3,000,000 or more inhabitants, for~~
25 taxable year 1994 and all subsequent taxable years, to receive
26 the exemption, a person may submit an application to the

1 ~~assessor Chief County Assessment Officer~~ of the county in which
2 the property is located during such period as may be specified
3 by the ~~assessor Chief County Assessment Officer~~. The ~~assessor~~
4 ~~Chief County Assessment Officer in counties of 3,000,000 or~~
5 ~~more inhabitants~~ shall annually give notice of the application
6 period by mail or by publication. ~~In counties having less than~~
7 ~~3,000,000 inhabitants, beginning with taxable year 1995 and~~
8 ~~thereafter, to receive the exemption, a person shall submit an~~
9 ~~application by July 1 of each taxable year to the Chief County~~
10 ~~Assessment Officer of the county in which the property is~~
11 ~~located.~~ A county may, by ordinance, establish a date for
12 submission of applications that is different than July 1. The
13 applicant shall submit with the application an affidavit of the
14 applicant's total household income, age, marital status (and if
15 married the name and address of the applicant's spouse, if
16 known), and principal dwelling place of members of the
17 household on January 1 of the taxable year. The Department
18 shall establish, by rule, a method for verifying the accuracy
19 of affidavits filed by applicants under this Section, and the
20 Chief County Assessment Officer may conduct audits of any
21 taxpayer claiming an exemption under this Section to verify
22 that the taxpayer is eligible to receive the exemption. Each
23 application shall contain or be verified by a written
24 declaration that it is made under the penalties of perjury. A
25 taxpayer's signing a fraudulent application under this Act is
26 perjury, as defined in Section 32-2 of the Criminal Code of

1 2012. The applications shall be clearly marked as applications
2 for the Senior Citizens Assessment Freeze Homestead Exemption
3 and must contain a notice that any taxpayer who receives the
4 exemption is subject to an audit by the assessor ~~Chief County~~
5 ~~Assessment Officer~~.

6 ~~Notwithstanding any other provision to the contrary, in~~
7 ~~counties having fewer than 3,000,000 inhabitants, if an~~
8 ~~applicant fails to file the application required by this~~
9 ~~Section in a timely manner and this failure to file is due to a~~
10 ~~mental or physical condition sufficiently severe so as to~~
11 ~~render the applicant incapable of filing the application in a~~
12 ~~timely manner, the Chief County Assessment Officer may extend~~
13 ~~the filing deadline for a period of 30 days after the applicant~~
14 ~~regains the capability to file the application, but in no case~~
15 ~~may the filing deadline be extended beyond 3 months of the~~
16 ~~original filing deadline. In order to receive the extension~~
17 ~~provided in this paragraph, the applicant shall provide the~~
18 ~~Chief County Assessment Officer with a signed statement from~~
19 ~~the applicant's physician, advanced practice nurse, or~~
20 ~~physician assistant stating the nature and extent of the~~
21 ~~condition, that, in the physician's, advanced practice~~
22 ~~nurse's, or physician assistant's opinion, the condition was so~~
23 ~~severe that it rendered the applicant incapable of filing the~~
24 ~~application in a timely manner, and the date on which the~~
25 ~~applicant regained the capability to file the application.~~

26 ~~Beginning January 1, 1998, notwithstanding any other~~

1 ~~provision to the contrary, in counties having fewer than~~
2 ~~3,000,000 inhabitants, if an applicant fails to file the~~
3 ~~application required by this Section in a timely manner and~~
4 ~~this failure to file is due to a mental or physical condition~~
5 ~~sufficiently severe so as to render the applicant incapable of~~
6 ~~filing the application in a timely manner, the Chief County~~
7 ~~Assessment Officer may extend the filing deadline for a period~~
8 ~~of 3 months. In order to receive the extension provided in this~~
9 ~~paragraph, the applicant shall provide the Chief County~~
10 ~~Assessment Officer with a signed statement from the applicant's~~
11 ~~physician, advanced practice nurse, or physician assistant~~
12 ~~stating the nature and extent of the condition, and that, in~~
13 ~~the physician's, advanced practice nurse's, or physician~~
14 ~~assistant's opinion, the condition was so severe that it~~
15 ~~rendered the applicant incapable of filing the application in a~~
16 ~~timely manner.~~

17 ~~In counties having less than 3,000,000 inhabitants, if an~~
18 ~~applicant was denied an exemption in taxable year 1994 and the~~
19 ~~denial occurred due to an error on the part of an assessment~~
20 ~~official, or his or her agent or employee, then beginning in~~
21 ~~taxable year 1997 the applicant's base year, for purposes of~~
22 ~~determining the amount of the exemption, shall be 1993 rather~~
23 ~~than 1994. In addition, in taxable year 1997, the applicant's~~
24 ~~exemption shall also include an amount equal to (i) the amount~~
25 ~~of any exemption denied to the applicant in taxable year 1995~~
26 ~~as a result of using 1994, rather than 1993, as the base year,~~

1 ~~(ii) the amount of any exemption denied to the applicant in~~
2 ~~taxable year 1996 as a result of using 1994, rather than 1993,~~
3 ~~as the base year, and (iii) the amount of the exemption~~
4 ~~erroneously denied for taxable year 1994.~~

5 For purposes of this Section, a person who will be 65 years
6 of age during the current taxable year shall be eligible to
7 apply for the homestead exemption during that taxable year.
8 Application shall be made during the application period in
9 effect for the county of his or her residence.

10 The assessor ~~Chief County Assessment Officer~~ may determine
11 the eligibility of a life care facility that qualifies as a
12 cooperative to receive the benefits provided by this Section by
13 use of an affidavit, application, visual inspection,
14 questionnaire, or other reasonable method in order to insure
15 that the tax savings resulting from the exemption are credited
16 by the management firm to the apportioned tax liability of each
17 qualifying resident. The assessor ~~Chief County Assessment~~
18 ~~Officer~~ may request reasonable proof that the management firm
19 has so credited that exemption.

20 Except as provided in this Section, all information
21 received by the assessor ~~chief county assessment officer~~ or the
22 Department from applications filed under this Section, or from
23 any investigation conducted under the provisions of this
24 Section, shall be confidential, except for official purposes or
25 pursuant to official procedures for collection of any State or
26 local tax or enforcement of any civil or criminal penalty or

1 sanction imposed by this Act or by any statute or ordinance
2 imposing a State or local tax. Any person who divulges any such
3 information in any manner, except in accordance with a proper
4 judicial order, is guilty of a Class A misdemeanor.

5 Nothing contained in this Section shall prevent the
6 Director or assessor ~~chief county assessment officer~~ from
7 publishing or making available reasonable statistics
8 concerning the operation of the exemption contained in this
9 Section in which the contents of claims are grouped into
10 aggregates in such a way that information contained in any
11 individual claim shall not be disclosed.

12 (d) Each assessor ~~Chief County Assessment Officer~~ shall
13 annually publish a notice of availability of the exemption
14 provided under this Section. The notice shall be published at
15 least 60 days but no more than 75 days prior to the date on
16 which the application must be submitted to the assessor ~~Chief~~
17 ~~County Assessment Officer~~ of the county in which the property
18 is located. The notice shall appear in a newspaper of general
19 circulation in the county.

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

23 (Source: P.A. 98-104, eff. 7-22-13; 99-143, eff. 7-27-15;
24 99-180, eff. 7-29-15; 99-581, eff. 1-1-17; 99-642, eff.
25 7-28-16.)

1 (35 ILCS 200/15-173)

2 Sec. 15-173. Natural Disaster Homestead Exemption.

3 (a) This Section may be cited as the Natural Disaster
4 Homestead Exemption.

5 (b) As used in this Section:

6 "Base amount" means the base year equalized assessed value
7 of the residence.

8 "Base year" means the taxable year prior to the taxable
9 year in which the natural disaster occurred.

10 ~~"Chief county assessment officer" means the County~~
11 ~~Assessor or Supervisor of Assessments of the county in which~~
12 ~~the property is located.~~

13 "Equalized assessed value" means the assessed value as
14 equalized by the Illinois Department of Revenue.

15 "Homestead property" has the meaning ascribed to that term
16 in Section 15-175 of this Code.

17 "Natural disaster" means an occurrence of widespread or
18 severe damage or loss of property resulting from any
19 catastrophic cause including but not limited to fire, flood,
20 earthquake, wind, storm, or extended period of severe inclement
21 weather. In the case of a residential structure affected by
22 flooding, the structure shall not be eligible for this
23 homestead improvement exemption unless it is located within a
24 local jurisdiction which is participating in the National Flood
25 Insurance Program. A proclamation of disaster by the President
26 of the United States or Governor of the State of Illinois is

1 not a prerequisite to the classification of an occurrence as a
2 natural disaster under this Section.

3 (c) A homestead exemption shall be granted by the assessor
4 ~~chief county assessment officer~~ for homestead properties
5 containing a residential structure that has been rebuilt
6 following a natural disaster occurring in taxable year 2012 or
7 any taxable year thereafter. The amount of the exemption is the
8 equalized assessed value of the residence in the first taxable
9 year for which the taxpayer applies for an exemption under this
10 Section minus the base amount. To be eligible for an exemption
11 under this Section: (i) the residential structure must be
12 rebuilt within 2 years after the date of the natural disaster;
13 and (ii) the square footage of the rebuilt residential
14 structure may not be more than 110% of the square footage of
15 the original residential structure as it existed immediately
16 prior to the natural disaster. The taxpayer's initial
17 application for an exemption under this Section must be made no
18 later than the first taxable year after the residential
19 structure is rebuilt. The exemption shall continue at the same
20 annual amount until the taxable year in which the property is
21 sold or transferred.

22 (d) To receive the exemption, the taxpayer shall submit an
23 application to the assessor ~~chief county assessment officer~~ of
24 the county in which the property is located by July 1 of each
25 taxable year. A county may, by resolution, establish a date for
26 submission of applications that is different than July 1. The

1 assessor ~~chief county assessment officer~~ may require
2 additional documentation to be provided by the applicant. The
3 applications shall be clearly marked as applications for the
4 Natural Disaster Homestead Exemption.

5 (e) Property is not eligible for an exemption under this
6 Section and Section 15-180 for the same natural disaster or
7 catastrophic event. The property may, however, remain eligible
8 for an additional exemption under Section 15-180 for any
9 separate event occurring after the property qualified for an
10 exemption under this Section.

11 (f) The exemption under this Section carries over to the
12 benefit of the surviving spouse as long as the spouse holds the
13 legal or beneficial title to the homestead and permanently
14 resides thereon.

15 (g) Notwithstanding Sections 6 and 8 of the State Mandates
16 Act, no reimbursement by the State is required for the
17 implementation of any mandate created by this Section.

18 (Source: P.A. 97-716, eff. 6-29-12.)

19 (35 ILCS 200/15-175)

20 Sec. 15-175. General homestead exemption.

21 (a) Except as provided in Sections 15-176 and 15-177,
22 homestead property is entitled to an annual homestead exemption
23 limited, except as described here with relation to
24 cooperatives, to a reduction in the equalized assessed value of
25 homestead property equal to the increase in equalized assessed

1 value for the current assessment year above the equalized
2 assessed value of the property for 1977, up to the maximum
3 reduction set forth below. If however, the 1977 equalized
4 assessed value upon which taxes were paid is subsequently
5 determined by local assessing officials, the Property Tax
6 Appeal Board, or a court to have been excessive, the equalized
7 assessed value which should have been placed on the property
8 for 1977 shall be used to determine the amount of the
9 exemption.

10 (b) Except as provided in Section 15-176, the maximum
11 reduction before taxable year 2004 shall be \$4,500 ~~in counties~~
12 ~~with 3,000,000 or more inhabitants and \$3,500 in all other~~
13 ~~counties~~. Except as provided in Sections 15-176 and 15-177, for
14 taxable years 2004 through 2007, the maximum reduction shall be
15 \$5,000, for taxable year 2008, the maximum reduction is \$5,500,
16 and, for taxable years 2009 through 2011, the maximum reduction
17 is \$6,000 ~~in all counties~~. For taxable years 2012 and
18 thereafter, the maximum reduction is \$7,000 ~~in counties with~~
19 ~~3,000,000 or more inhabitants and \$6,000 in all other counties~~.
20 If a county has elected to subject itself to the provisions of
21 Section 15-176 as provided in subsection (k) of that Section,
22 then, for the first taxable year only after the provisions of
23 Section 15-176 no longer apply, for owners who, for the taxable
24 year, have not been granted a senior citizens assessment freeze
25 homestead exemption under Section 15-172 or a long-time
26 occupant homestead exemption under Section 15-177, there shall

1 be an additional exemption of \$5,000 for owners with a
2 household income of \$30,000 or less.

3 (c) (Blank). ~~In counties with fewer than 3,000,000~~
4 ~~inhabitants, if, based on the most recent assessment, the~~
5 ~~equalized assessed value of the homestead property for the~~
6 ~~current assessment year is greater than the equalized assessed~~
7 ~~value of the property for 1977, the owner of the property shall~~
8 ~~automatically receive the exemption granted under this Section~~
9 ~~in an amount equal to the increase over the 1977 assessment up~~
10 ~~to the maximum reduction set forth in this Section.~~

11 (d) If in any assessment year beginning with the 2000
12 assessment year, homestead property has a pro-rata valuation
13 under Section 9-180 resulting in an increase in the assessed
14 valuation, a reduction in equalized assessed valuation equal to
15 the increase in equalized assessed value of the property for
16 the year of the pro-rata valuation above the equalized assessed
17 value of the property for 1977 shall be applied to the property
18 on a proportionate basis for the period the property qualified
19 as homestead property during the assessment year. The maximum
20 proportionate homestead exemption shall not exceed the maximum
21 homestead exemption allowed in the county under this Section
22 divided by 365 and multiplied by the number of days the
23 property qualified as homestead property.

24 (d-1) In counties with 3,000,000 or more inhabitants, where
25 the chief county assessment officer provides a notice of
26 discovery, if a property is not occupied by its owner as a

1 principal residence as of January 1 of the current tax year,
2 then the property owner shall notify the chief county
3 assessment officer of that fact on a form prescribed by the
4 chief county assessment officer. That notice must be received
5 by the chief county assessment officer on or before March 1 of
6 the collection year. If mailed, the form shall be sent by
7 certified mail, return receipt requested. If the form is
8 provided in person, the chief county assessment officer shall
9 provide a date stamped copy of the notice. Failure to provide
10 timely notice pursuant to this subsection (d-1) shall result in
11 the exemption being treated as an erroneous exemption. Upon
12 timely receipt of the notice for the current tax year, no
13 exemption shall be applied to the property for the current tax
14 year. If the exemption is not removed upon timely receipt of
15 the notice by the chief assessment officer, then the error is
16 considered granted as a result of a clerical error or omission
17 on the part of the chief county assessment officer as described
18 in subsection (h) of Section 9-275, and the property owner
19 shall not be liable for the payment of interest and penalties
20 due to the erroneous exemption for the current tax year for
21 which the notice was filed after the date that notice was
22 timely received pursuant to this subsection. Notice provided
23 under this subsection shall not constitute a defense or amnesty
24 for prior year erroneous exemptions.

25 For the purposes of this subsection (d-1):

26 "Collection year" means the year in which the first and

1 second installment of the current tax year is billed.

2 "Current tax year" means the year prior to the collection
3 year.

4 (e) The assessor ~~chief county assessment officer~~ may, when
5 considering whether to grant a leasehold exemption under this
6 Section, require the following conditions to be met:

7 (1) that a notarized application for the exemption,
8 signed by both the owner and the lessee of the property,
9 must be submitted each year during the application period
10 in effect for the county in which the property is located;

11 (2) that a copy of the lease must be filed with the
12 assessor ~~chief county assessment officer~~ by the owner of
13 the property at the time the notarized application is
14 submitted;

15 (3) that the lease must expressly state that the lessee
16 is liable for the payment of property taxes; and

17 (4) that the lease must include the following language
18 in substantially the following form:

19 "Lessee shall be liable for the payment of real
20 estate taxes with respect to the residence in
21 accordance with the terms and conditions of Section
22 15-175 of the Property Tax Code (35 ILCS 200/15-175).
23 The permanent real estate index number for the premises
24 is (insert number), and, according to the most recent
25 property tax bill, the current amount of real estate
26 taxes associated with the premises is (insert amount)

1 per year. The parties agree that the monthly rent set
2 forth above shall be increased or decreased pro rata
3 (effective January 1 of each calendar year) to reflect
4 any increase or decrease in real estate taxes. Lessee
5 shall be deemed to be satisfying Lessee's liability for
6 the above mentioned real estate taxes with the monthly
7 rent payments as set forth above (or increased or
8 decreased as set forth herein).".

9 In addition, if there is a change in lessee, or if the
10 lessee vacates the property, then the assessor ~~chief county~~
11 ~~assessment officer~~ may require the owner of the property to
12 notify the assessor ~~chief county assessment officer~~ of that
13 change.

14 This subsection (e) does not apply to leasehold interests
15 in property owned by a municipality.

16 (f) "Homestead property" under this Section includes
17 residential property that is occupied by its owner or owners as
18 his or their principal dwelling place, or that is a leasehold
19 interest on which a single family residence is situated, which
20 is occupied as a residence by a person who has an ownership
21 interest therein, legal or equitable or as a lessee, and on
22 which the person is liable for the payment of property taxes.
23 For land improved with an apartment building owned and operated
24 as a cooperative or a building which is a life care facility as
25 defined in Section 15-170 and considered to be a cooperative
26 under Section 15-170, the maximum reduction from the equalized

1 assessed value shall be limited to the increase in the value
2 above the equalized assessed value of the property for 1977, up
3 to the maximum reduction set forth above, multiplied by the
4 number of apartments or units occupied by a person or persons
5 who is liable, by contract with the owner or owners of record,
6 for paying property taxes on the property and is an owner of
7 record of a legal or equitable interest in the cooperative
8 apartment building, other than a leasehold interest. For
9 purposes of this Section, the term "life care facility" has the
10 meaning stated in Section 15-170.

11 "Household", as used in this Section, means the owner, the
12 spouse of the owner, and all persons using the residence of the
13 owner as their principal place of residence.

14 "Household income", as used in this Section, means the
15 combined income of the members of a household for the calendar
16 year preceding the taxable year.

17 "Income", as used in this Section, has the same meaning as
18 provided in Section 3.07 of the Senior Citizens and Persons
19 with Disabilities Property Tax Relief Act, except that "income"
20 does not include veteran's benefits.

21 (g) In a cooperative where a homestead exemption has been
22 granted, the cooperative association or its management firm
23 shall credit the savings resulting from that exemption only to
24 the apportioned tax liability of the owner who qualified for
25 the exemption. Any person who willfully refuses to so credit
26 the savings shall be guilty of a Class B misdemeanor.

1 (h) Where married persons maintain and reside in separate
2 residences qualifying as homestead property, each residence
3 shall receive 50% of the total reduction in equalized assessed
4 valuation provided by this Section.

5 (i) The ~~In all counties, the~~ assessor ~~or chief county~~
6 ~~assessment officer~~ may determine the eligibility of
7 residential property to receive the homestead exemption and the
8 amount of the exemption by application, visual inspection,
9 questionnaire or other reasonable methods. The determination
10 shall be made in accordance with guidelines established by the
11 Department, provided that the taxpayer applying for an
12 additional general exemption under this Section shall submit to
13 the assessor ~~chief county assessment officer~~ an application
14 with an affidavit of the applicant's total household income,
15 age, marital status (and, if married, the name and address of
16 the applicant's spouse, if known), and principal dwelling place
17 of members of the household on January 1 of the taxable year.
18 The Department shall issue guidelines establishing a method for
19 verifying the accuracy of the affidavits filed by applicants
20 under this paragraph. The applications shall be clearly marked
21 as applications for the Additional General Homestead
22 Exemption.

23 (i-5) ~~This subsection (i-5) applies to counties with~~
24 ~~3,000,000 or more inhabitants.~~ In the event of a sale of
25 homestead property, the homestead exemption shall remain in
26 effect for the remainder of the assessment year of the sale.

1 Upon receipt of a transfer declaration transmitted by the
2 recorder pursuant to Section 31-30 of the Real Estate Transfer
3 Tax Law for property receiving an exemption under this Section,
4 the assessor shall mail a notice and forms to the new owner of
5 the property providing information pertaining to the rules and
6 applicable filing periods for applying or reapplying for
7 homestead exemptions under this Code for which the property may
8 be eligible. If the new owner fails to apply or reapply for a
9 homestead exemption during the applicable filing period or the
10 property no longer qualifies for an existing homestead
11 exemption, the assessor shall cancel such exemption for any
12 ensuing assessment year.

13 (j) (Blank). ~~In counties with fewer than 3,000,000~~
14 ~~inhabitants, in the event of a sale of homestead property the~~
15 ~~homestead exemption shall remain in effect for the remainder of~~
16 ~~the assessment year of the sale. The assessor or chief county~~
17 ~~assessment officer may require the new owner of the property to~~
18 ~~apply for the homestead exemption for the following assessment~~
19 ~~year.~~

20 (k) Notwithstanding Sections 6 and 8 of the State Mandates
21 Act, no reimbursement by the State is required for the
22 implementation of any mandate created by this Section.

23 (Source: P.A. 98-7, eff. 4-23-13; 98-463, eff. 8-16-13; 99-143,
24 eff. 7-27-15; 99-164, eff. 7-28-15; 99-642, eff. 7-28-16;
25 99-851, eff. 8-19-16.)

1 (35 ILCS 200/15-176)

2 Sec. 15-176. Alternative general homestead exemption.

3 (a) For the assessment years as determined under subsection
4 (j), in any county that has elected, by an ordinance in
5 accordance with subsection (k), to be subject to the provisions
6 of this Section in lieu of the provisions of Section 15-175,
7 homestead property is entitled to an annual homestead exemption
8 equal to a reduction in the property's equalized assessed value
9 calculated as provided in this Section.

10 (b) As used in this Section:

11 (1) "Assessor" means the supervisor of assessments or
12 the chief county assessment officer of each county.

13 (2) "Adjusted homestead value" means the lesser of the
14 following values:

15 (A) The property's base homestead value increased
16 by 7% for each tax year after the base year through and
17 including the current tax year, or, if the property is
18 sold or ownership is otherwise transferred, the
19 property's base homestead value increased by 7% for
20 each tax year after the year of the sale or transfer
21 through and including the current tax year. The
22 increase by 7% each year is an increase by 7% over the
23 prior year.

24 (B) The property's equalized assessed value for
25 the current tax year minus: (i) \$4,500 ~~in Cook County~~
26 ~~or \$3,500 in all other counties~~ in tax year 2003; (ii)

1 \$5,000 ~~in all counties~~ in tax years 2004 and 2005; and
2 (iii) the lesser of the amount of the general homestead
3 exemption under Section 15-175 or an amount equal to
4 the increase in the equalized assessed value for the
5 current tax year above the equalized assessed value for
6 1977 in tax year 2006 and thereafter.

7 (3) "Base homestead value".

8 (A) Except as provided in subdivision (b) (3) (A-5)
9 or (b) (3) (B), "base homestead value" means the
10 equalized assessed value of the property for the base
11 year prior to exemptions, minus (i) \$4,500 ~~in Cook~~
12 ~~County or \$3,500 in all other counties~~ in tax year
13 2003, (ii) \$5,000 ~~in all counties~~ in tax years 2004 and
14 2005, or (iii) the lesser of the amount of the general
15 homestead exemption under Section 15-175 or an amount
16 equal to the increase in the equalized assessed value
17 for the current tax year above the equalized assessed
18 value for 1977 in tax year 2006 and thereafter,
19 provided that it was assessed for that year as
20 residential property qualified for any of the
21 homestead exemptions under Sections 15-170 through
22 15-175 of this Code, then in force, and further
23 provided that the property's assessment was not based
24 on a reduced assessed value resulting from a temporary
25 irregularity in the property for that year. Except as
26 provided in subdivision (b) (3) (B), if the property did

1 not have a residential equalized assessed value for the
2 base year, then "base homestead value" means the base
3 homestead value established by the assessor under
4 subsection (c).

5 (A-5) On or before September 1, 2007, in Cook
6 County, the base homestead value, as set forth under
7 subdivision (b) (3) (A) and except as provided under
8 subdivision (b) (3) (B), must be recalculated as the
9 equalized assessed value of the property for the base
10 year, prior to exemptions, minus:

11 (1) if the general assessment year for the
12 property was 2003, the lesser of (i) \$4,500 or (ii)
13 the amount equal to the increase in equalized
14 assessed value for the 2002 tax year above the
15 equalized assessed value for 1977;

16 (2) if the general assessment year for the
17 property was 2004, the lesser of (i) \$4,500 or (ii)
18 the amount equal to the increase in equalized
19 assessed value for the 2003 tax year above the
20 equalized assessed value for 1977;

21 (3) if the general assessment year for the
22 property was 2005, the lesser of (i) \$5,000 or (ii)
23 the amount equal to the increase in equalized
24 assessed value for the 2004 tax year above the
25 equalized assessed value for 1977.

26 (B) If the property is sold or ownership is

1 otherwise transferred, other than sales or transfers
2 between spouses or between a parent and a child, "base
3 homestead value" means the equalized assessed value of
4 the property at the time of the sale or transfer prior
5 to exemptions, minus: (i) \$4,500 ~~in Cook County or~~
6 ~~\$3,500 in all other counties~~ in tax year 2003; (ii)
7 \$5,000 ~~in all counties~~ in tax years 2004 and 2005; and
8 (iii) the lesser of the amount of the general homestead
9 exemption under Section 15-175 or an amount equal to
10 the increase in the equalized assessed value for the
11 current tax year above the equalized assessed value for
12 1977 in tax year 2006 and thereafter, provided that it
13 was assessed as residential property qualified for any
14 of the homestead exemptions under Sections 15-170
15 through 15-175 of this Code, then in force, and further
16 provided that the property's assessment was not based
17 on a reduced assessed value resulting from a temporary
18 irregularity in the property.

19 (3.5) "Base year" means (i) tax year 2002 ~~in Cook~~
20 ~~County or (ii) tax year 2008 or 2009 in all other counties~~
21 ~~in accordance with the designation made by the county as~~
22 ~~provided in subsection (k).~~

23 (4) "Current tax year" means the tax year for which the
24 exemption under this Section is being applied.

25 (5) "Equalized assessed value" means the property's
26 assessed value as equalized by the Department.

1 (6) "Homestead" or "homestead property" means:

2 (A) Residential property that as of January 1 of
3 the tax year is occupied by its owner or owners as his,
4 her, or their principal dwelling place, or that is a
5 leasehold interest on which a single family residence
6 is situated, that is occupied as a residence by a
7 person who has a legal or equitable interest therein
8 evidenced by a written instrument, as an owner or as a
9 lessee, and on which the person is liable for the
10 payment of property taxes. Residential units in an
11 apartment building owned and operated as a
12 cooperative, or as a life care facility, which are
13 occupied by persons who hold a legal or equitable
14 interest in the cooperative apartment building or life
15 care facility as owners or lessees, and who are liable
16 by contract for the payment of property taxes, shall be
17 included within this definition of homestead property.

18 (B) A homestead includes the dwelling place,
19 appurtenant structures, and so much of the surrounding
20 land constituting the parcel on which the dwelling
21 place is situated as is used for residential purposes.
22 If the assessor has established a specific legal
23 description for a portion of property constituting the
24 homestead, then the homestead shall be limited to the
25 property within that description.

26 (7) "Life care facility" means a facility as defined in

1 Section 2 of the Life Care Facilities Act.

2 (c) If the property did not have a residential equalized
3 assessed value for the base year as provided in subdivision
4 (b) (3) (A) of this Section, then the assessor shall first
5 determine an initial value for the property by comparison with
6 assessed values for the base year of other properties having
7 physical and economic characteristics similar to those of the
8 subject property, so that the initial value is uniform in
9 relation to assessed values of those other properties for the
10 base year. The product of the initial value multiplied by the
11 equalized factor for the base year for homestead properties in
12 that county, less: (i) ~~\$4,500 in Cook County or \$3,500 in all~~
13 ~~other counties~~ in tax year ~~years~~ 2003; (ii) \$5,000 ~~in all~~
14 ~~counties~~ in tax years ~~year~~ 2004 and 2005; and (iii) the lesser
15 of the amount of the general homestead exemption under Section
16 15-175 or an amount equal to the increase in the equalized
17 assessed value for the current tax year above the equalized
18 assessed value for 1977 in tax year 2006 and thereafter, is the
19 base homestead value.

20 For any tax year for which the assessor determines or
21 adjusts an initial value and hence a base homestead value under
22 this subsection (c), the initial value shall be subject to
23 review by the same procedures applicable to assessed values
24 established under this Code for that tax year.

25 (d) The base homestead value shall remain constant, except
26 that the assessor may revise it under the following

1 circumstances:

2 (1) If the equalized assessed value of a homestead
3 property for the current tax year is less than the previous
4 base homestead value for that property, then the current
5 equalized assessed value (provided it is not based on a
6 reduced assessed value resulting from a temporary
7 irregularity in the property) shall become the base
8 homestead value in subsequent tax years.

9 (2) For any year in which new buildings, structures, or
10 other improvements are constructed on the homestead
11 property that would increase its assessed value, the
12 assessor shall adjust the base homestead value as provided
13 in subsection (c) of this Section with due regard to the
14 value added by the new improvements.

15 (3) If the property is sold or ownership is otherwise
16 transferred, the base homestead value of the property shall
17 be adjusted as provided in subdivision (b) (3) (B). This item
18 (3) does not apply to sales or transfers between spouses or
19 between a parent and a child.

20 (4) the recalculation required in Cook County under
21 subdivision (b) (3) (A-5).

22 (e) The amount of the exemption under this Section is the
23 equalized assessed value of the homestead property for the
24 current tax year, minus the adjusted homestead value, with the
25 following exceptions:

26 (1) The ~~In Cook County,~~ the exemption under this

1 Section shall not exceed \$20,000 for any taxable year
2 through tax year:

3 (i) 2005, if the general assessment year for the
4 property is 2003;

5 (ii) 2006, if the general assessment year for the
6 property is 2004; or

7 (iii) 2007, if the general assessment year for the
8 property is 2005.

9 (1.1) Thereafter, ~~in Cook County, and in all other~~
10 ~~counties,~~ the exemption is as follows:

11 (i) if the general assessment year for the property
12 is 2006, then the exemption may not exceed: \$33,000 for
13 taxable year 2006; \$26,000 for taxable year 2007;
14 \$20,000 for taxable years 2008 and 2009; \$16,000 for
15 taxable year 2010; and \$12,000 for taxable year 2011;

16 (ii) if the general assessment year for the
17 property is 2007, then the exemption may not exceed:
18 \$33,000 for taxable year 2007; \$26,000 for taxable year
19 2008; \$20,000 for taxable years 2009 and 2010; \$16,000
20 for taxable year 2011; and \$12,000 for taxable year
21 2012; and

22 (iii) if the general assessment year for the
23 property is 2008, then the exemption may not exceed:
24 \$33,000 for taxable year 2008; \$26,000 for taxable year
25 2009; \$20,000 for taxable years 2010 and 2011; \$16,000
26 for taxable year 2012; and \$12,000 for taxable year

1 2013.

2 (1.5) For ~~In Cook County, for~~ the 2006 taxable year only,
3 the maximum amount of the exemption set forth under subsection
4 (e) (1.1) (i) of this Section may be increased: (i) by \$7,000 if
5 the equalized assessed value of the property in that taxable
6 year exceeds the equalized assessed value of that property in
7 2002 by 100% or more; or (ii) by \$2,000 if the equalized
8 assessed value of the property in that taxable year exceeds the
9 equalized assessed value of that property in 2002 by more than
10 80% but less than 100%.

11 (2) In the case of homestead property that also
12 qualifies for the exemption under Section 15-172, the
13 property is entitled to the exemption under this Section,
14 limited to the amount of (i) \$4,500 ~~in Cook County or~~
15 ~~\$3,500 in all other counties~~ in tax year 2003, (ii) \$5,000
16 ~~in all counties~~ in tax years 2004 and 2005, or (iii) the
17 lesser of the amount of the general homestead exemption
18 under Section 15-175 or an amount equal to the increase in
19 the equalized assessed value for the current tax year above
20 the equalized assessed value for 1977 in tax year 2006 and
21 thereafter.

22 (f) In the case of an apartment building owned and operated
23 as a cooperative, or as a life care facility, that contains
24 residential units that qualify as homestead property under this
25 Section, the maximum cumulative exemption amount attributed to
26 the entire building or facility shall not exceed the sum of the

1 exemptions calculated for each qualified residential unit. The
2 cooperative association, management firm, or other person or
3 entity that manages or controls the cooperative apartment
4 building or life care facility shall credit the exemption
5 attributable to each residential unit only to the apportioned
6 tax liability of the owner or other person responsible for
7 payment of taxes as to that unit. Any person who willfully
8 refuses to so credit the exemption is guilty of a Class B
9 misdemeanor.

10 (g) When married persons maintain separate residences, the
11 exemption provided under this Section shall be claimed by only
12 one such person and for only one residence.

13 (h) In the event of a sale or other transfer in ownership
14 of the homestead property, the exemption under this Section
15 shall remain in effect for the remainder of the tax year and be
16 calculated using the same base homestead value in which the
17 sale or transfer occurs, but (other than for sales or transfers
18 between spouses or between a parent and a child) shall be
19 calculated for any subsequent tax year using the new base
20 homestead value as provided in subdivision (b)(3)(B). The
21 assessor may require the new owner of the property to apply for
22 the exemption in the following year.

23 (i) The assessor may determine whether property qualifies
24 as a homestead under this Section by application, visual
25 inspection, questionnaire, or other reasonable methods. Each
26 year, at the time the assessment books are certified to the

1 county clerk by the board of review, the assessor shall furnish
2 to the county clerk a list of the properties qualified for the
3 homestead exemption under this Section. The list shall note the
4 base homestead value of each property to be used in the
5 calculation of the exemption for the current tax year.

6 (j) In counties with 3,000,000 or more inhabitants, the
7 provisions of this Section apply as follows:

8 (1) If the general assessment year for the property is
9 2003, this Section applies for assessment years 2003
10 through 2011. Thereafter, the provisions of Section 15-175
11 apply.

12 (2) If the general assessment year for the property is
13 2004, this Section applies for assessment years 2004
14 through 2012. Thereafter, the provisions of Section 15-175
15 apply.

16 (3) If the general assessment year for the property is
17 2005, this Section applies for assessment years 2005
18 through 2013. Thereafter, the provisions of Section 15-175
19 apply.

20 ~~In counties with less than 3,000,000 inhabitants, this~~
21 ~~Section applies for assessment years (i) 2009, 2010, 2011, and~~
22 ~~2012 if tax year 2008 is the designated base year or (ii) 2010,~~
23 ~~2011, 2012, and 2013 if tax year 2009 is the designated base~~
24 ~~year. Thereafter, the provisions of Section 15-175 apply.~~

25 (k) To be subject to the provisions of this Section in lieu
26 of Section 15-175, a county must adopt an ordinance to subject

1 itself to the provisions of this Section within 6 months after
2 August 2, 2010 (the effective date of Public Act 96-1418) ~~this~~
3 ~~amendatory Act of the 96th General Assembly. In a county other~~
4 ~~than Cook County, the ordinance must designate either tax year~~
5 ~~2008 or tax year 2009 as the base year.~~

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

9 (Source: P.A. 95-644, eff 10-12-07; 96-1418, eff. 8-2-10;
10 revised 9-13-16.)

11 (35 ILCS 200/15-177)

12 Sec. 15-177. The long-time occupant homestead exemption.

13 (a) If the county has elected, under Section 15-176, to be
14 subject to the provisions of the alternative general homestead
15 exemption, then, for taxable years 2007 and thereafter,
16 regardless of whether the exemption under Section 15-176
17 applies, qualified homestead property is entitled to an annual
18 homestead exemption equal to a reduction in the property's
19 equalized assessed value calculated as provided in this
20 Section.

21 (b) As used in this Section:

22 "Adjusted homestead value" means the lesser of the
23 following values:

24 (1) The property's base homestead value increased by:

25 (i) 10% for each taxable year after the base year through

1 and including the current tax year for qualified taxpayers
2 with a household income of more than \$75,000 but not
3 exceeding \$100,000; or (ii) 7% for each taxable year after
4 the base year through and including the current tax year
5 for qualified taxpayers with a household income of \$75,000
6 or less. The increase each year is an increase over the
7 prior year; or

8 (2) The property's equalized assessed value for the
9 current tax year minus the general homestead deduction.

10 "Base homestead value" means:

11 (1) if the property did not have an adjusted homestead
12 value under Section 15-176 for the base year, then an
13 amount equal to the equalized assessed value of the
14 property for the base year prior to exemptions, minus the
15 general homestead deduction, provided that the property's
16 assessment was not based on a reduced assessed value
17 resulting from a temporary irregularity in the property for
18 that year; or

19 (2) if the property had an adjusted homestead value
20 under Section 15-176 for the base year, then an amount
21 equal to the adjusted homestead value of the property under
22 Section 15-176 for the base year.

23 "Base year" means the taxable year prior to the taxable
24 year in which the taxpayer first qualifies for the exemption
25 under this Section.

26 "Current taxable year" means the taxable year for which the

1 exemption under this Section is being applied.

2 "Equalized assessed value" means the property's assessed
3 value as equalized by the Department.

4 "Homestead" or "homestead property" means residential
5 property that as of January 1 of the tax year is occupied by a
6 qualified taxpayer as his or her principal dwelling place, or
7 that is a leasehold interest on which a single family residence
8 is situated, that is occupied as a residence by a qualified
9 taxpayer who has a legal or equitable interest therein
10 evidenced by a written instrument, as an owner or as a lessee,
11 and on which the person is liable for the payment of property
12 taxes. Residential units in an apartment building owned and
13 operated as a cooperative, or as a life care facility, which
14 are occupied by persons who hold a legal or equitable interest
15 in the cooperative apartment building or life care facility as
16 owners or lessees, and who are liable by contract for the
17 payment of property taxes, are included within this definition
18 of homestead property. A homestead includes the dwelling place,
19 appurtenant structures, and so much of the surrounding land
20 constituting the parcel on which the dwelling place is situated
21 as is used for residential purposes. If the assessor has
22 established a specific legal description for a portion of
23 property constituting the homestead, then the homestead is
24 limited to the property within that description.

25 "Household income" has the meaning set forth under Section
26 15-172 of this Code.

1 "General homestead deduction" means the amount of the
2 general homestead exemption under Section 15-175.

3 "Life care facility" means a facility defined in Section 2
4 of the Life Care Facilities Act.

5 "Qualified homestead property" means homestead property
6 owned by a qualified taxpayer.

7 "Qualified taxpayer" means any individual:

8 (1) who, for at least 10 continuous years as of January
9 1 of the taxable year, has occupied the same homestead
10 property as a principal residence and domicile or who, for
11 at least 5 continuous years as of January 1 of the taxable
12 year, has occupied the same homestead property as a
13 principal residence and domicile if that person received
14 assistance in the acquisition of the property as part of a
15 government or nonprofit housing program; and

16 (2) who has a household income of \$100,000 or less.

17 (c) The base homestead value must remain constant, except
18 that the assessor may revise it under any of the following
19 circumstances:

20 (1) If the equalized assessed value of a homestead
21 property for the current tax year is less than the previous
22 base homestead value for that property, then the current
23 equalized assessed value (provided it is not based on a
24 reduced assessed value resulting from a temporary
25 irregularity in the property) becomes the base homestead
26 value in subsequent tax years.

1 (2) For any year in which new buildings, structures, or
2 other improvements are constructed on the homestead
3 property that would increase its assessed value, the
4 assessor shall adjust the base homestead value with due
5 regard to the value added by the new improvements.

6 (d) The amount of the exemption under this Section is the
7 greater of: (i) the equalized assessed value of the homestead
8 property for the current tax year minus the adjusted homestead
9 value; or (ii) the general homestead deduction.

10 (e) In the case of an apartment building owned and operated
11 as a cooperative, or as a life care facility, that contains
12 residential units that qualify as homestead property of a
13 qualified taxpayer under this Section, the maximum cumulative
14 exemption amount attributed to the entire building or facility
15 shall not exceed the sum of the exemptions calculated for each
16 unit that is a qualified homestead property. The cooperative
17 association, management firm, or other person or entity that
18 manages or controls the cooperative apartment building or life
19 care facility shall credit the exemption attributable to each
20 residential unit only to the apportioned tax liability of the
21 qualified taxpayer as to that unit. Any person who willfully
22 refuses to so credit the exemption is guilty of a Class B
23 misdemeanor.

24 (f) When married persons maintain separate residences, the
25 exemption provided under this Section may be claimed by only
26 one such person and for only one residence. No person who

1 receives an exemption under Section 15-172 of this Code may
2 receive an exemption under this Section. No person who receives
3 an exemption under this Section may receive an exemption under
4 Section 15-175 or 15-176 of this Code.

5 (g) In the event of a sale or other transfer in ownership
6 of the homestead property between spouses or between a parent
7 and a child, the exemption under this Section remains in effect
8 if the new owner has a household income of \$100,000 or less.

9 (h) In the event of a sale or other transfer in ownership
10 of the homestead property other than subsection (g) of this
11 Section, the exemption under this Section shall remain in
12 effect for the remainder of the tax year and be calculated
13 using the same base homestead value in which the sale or
14 transfer occurs.

15 (i) To receive the exemption, a person must submit an
16 application to the county assessor during the period specified
17 by the county assessor.

18 The county assessor shall annually give notice of the
19 application period by mail or by publication.

20 The taxpayer must submit, with the application, an
21 affidavit of the taxpayer's total household income, marital
22 status (and if married the name and address of the applicant's
23 spouse, if known), and principal dwelling place of members of
24 the household on January 1 of the taxable year. The Department
25 shall establish, by rule, a method for verifying the accuracy
26 of affidavits filed by applicants under this Section, and the

1 Chief County Assessment Officer may conduct audits of any
2 taxpayer claiming an exemption under this Section to verify
3 that the taxpayer is eligible to receive the exemption. Each
4 application shall contain or be verified by a written
5 declaration that it is made under the penalties of perjury. A
6 taxpayer's signing a fraudulent application under this Act is
7 perjury, as defined in Section 32-2 of the Criminal Code of
8 2012. The applications shall be clearly marked as applications
9 for the Long-time Occupant Homestead Exemption and must contain
10 a notice that any taxpayer who receives the exemption is
11 subject to an audit by the assessor ~~Chief County Assessment~~
12 ~~Officer~~.

13 (j) Notwithstanding Sections 6 and 8 of the State Mandates
14 Act, no reimbursement by the State is required for the
15 implementation of any mandate created by this Section.

16 (Source: P.A. 97-1150, eff. 1-25-13.)

17 (35 ILCS 200/15-180)

18 Sec. 15-180. Homestead improvements. Homestead properties
19 that have been improved and residential structures on homestead
20 property that have been rebuilt following a catastrophic event
21 are entitled to a homestead improvement exemption, limited to
22 \$30,000 per year through December 31, 1997, \$45,000 beginning
23 January 1, 1998 and through December 31, 2003, and \$75,000 per
24 year for that homestead property beginning January 1, 2004 and
25 thereafter, in fair cash value, when that property is owned and

1 used exclusively for a residential purpose and upon
2 demonstration that a proposed increase in assessed value is
3 attributable solely to a new improvement of an existing
4 structure or the rebuilding of a residential structure
5 following a catastrophic event. To be eligible for an exemption
6 under this Section after a catastrophic event, the residential
7 structure must be rebuilt within 2 years after the catastrophic
8 event. The exemption for rebuilt structures under this Section
9 applies to the increase in value of the rebuilt structure over
10 the value of the structure before the catastrophic event. The
11 amount of the exemption shall be limited to the fair cash value
12 added by the new improvement or rebuilding and shall continue
13 for 4 years from the date the improvement or rebuilding is
14 completed and occupied, or until the next following general
15 assessment of that property, whichever is later.

16 A proclamation of disaster by the President of the United
17 States or Governor of the State of Illinois is not a
18 prerequisite to the classification of an occurrence as a
19 catastrophic event under this Section. A "catastrophic event"
20 may include an occurrence of widespread or severe damage or
21 loss of property resulting from any catastrophic cause
22 including but not limited to fire, including arson (provided
23 the fire was not caused by the willful action of an owner or
24 resident of the property), flood, earthquake, wind, storm,
25 explosion, or extended periods of severe inclement weather. In
26 the case of a residential structure affected by flooding, the

1 structure shall not be eligible for this homestead improvement
2 exemption unless it is located within a local jurisdiction
3 which is participating in the National Flood Insurance Program.

4 ~~In counties of less than 3,000,000 inhabitants, in addition~~
5 ~~to the notice requirement under Section 12-30, a supervisor of~~
6 ~~assessments, county assessor, or township or multi township~~
7 ~~assessor responsible for adding an assessable improvement to a~~
8 ~~residential property's assessment shall either notify a~~
9 ~~taxpayer whose assessment has been changed since the last~~
10 ~~preceding assessment that he or she may be eligible for the~~
11 ~~exemption provided under this Section or shall grant the~~
12 ~~exemption automatically.~~

13 Beginning January 1, 1999, ~~in counties of 3,000,000 or more~~
14 ~~inhabitants,~~ an application for a homestead improvement
15 exemption for a residential structure that has been rebuilt
16 following a catastrophic event must be submitted to the
17 assessor ~~Chief County Assessment Officer~~ with a valuation
18 complaint and a copy of the building permit to rebuild the
19 structure. The assessor ~~Chief County Assessment Officer~~ may
20 require additional documentation which must be provided by the
21 applicant.

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

25 (Source: P.A. 93-715, eff. 7-12-04.)

1 (35 ILCS 200/Art. 15 Div. 3 heading new)

2 Division 3. Homestead exemptions in counties with fewer than
3 3,000,000 inhabitants

4 (35 ILCS 200/15-261 new)

5 Sec. 15-261. Applicability. This Division 3 applies in
6 counties with fewer than 3,000,000 inhabitants and encompasses
7 this Section and Sections in Article 15 occurring after this
8 Section.

9 (35 ILCS 200/15-262 new)

10 Sec. 15-262. Homestead Exemptions; Definitions.

11 (a) "Homestead property" under this Section includes:

12 (1) Property that is occupied as a principal dwelling
13 place by its owner or owners who are liable for the payment
14 of property taxes; or

15 (2) A leasehold interest in property on which a
16 detached single-family residence is situated, which is
17 occupied as a principal dwelling place by a person or
18 persons who has an ownership interest therein, legal or
19 equitable or as a lessee, and on which the person or
20 persons is liable for the payment of property taxes; or

21 (3) A unit in an apartment building owned and operated
22 as a cooperative, occupied as a principal dwelling place by
23 a person or persons who is liable, by contract with the
24 owner or owners of record, for paying property taxes on the

1 property and is an owner of record of a legal or equitable
2 interest in the cooperative apartment building, other than
3 a leasehold interest; or

4 (4) A unit within a building which is a life care
5 facility operated as a cooperative, occupied by a person or
6 persons who is liable, by contract with the owner or owners
7 of record, for paying property taxes on the property and is
8 an owner of record of a legal or equitable interest in the
9 cooperative apartment building, other than a leasehold
10 interest.

11 (b) "Homestead owner" under this Section includes:

12 (1) The person or persons who own and occupy
13 residential property as a principal dwelling place by its
14 owner or owners who are liable for the payment of property
15 taxes as of January 1 of a taxable year; or

16 (2) The person or persons who possess a leasehold
17 interest in property on which a detached single-family
18 residence is situated, and occupy said detached
19 single-family residence as a principal dwelling place,
20 have an ownership interest therein, legal or equitable or
21 as a lessee, and on which on which the person or persons
22 are liable for the payment of property taxes.

23 (3) The person or persons who are liable, by contract
24 with the owner or owners of record, for paying property
25 taxes on a unit in an apartment building owned and operated
26 as a cooperative, occupy the unit as a principal dwelling

1 place, and are an owner or owners of record of a legal or
2 equitable interest in the cooperative apartment building,
3 other than a leasehold interest.

4 (4) The person or persons who are liable, by contract
5 with the owner or owners of record, for paying property
6 taxes on a unit within a building which is a life care
7 facility, occupy the unit as a principal dwelling place,
8 and are an owner or owners of record of a legal or
9 equitable interest in the cooperative apartment building,
10 other than a leasehold interest.

11 (c) "Life Care Facility" means as defined under Section 2
12 of the Life Care Facilities Act with which the homestead owner
13 has a life care contract as defined in that Act.

14 (d) "State-licensed care facility" means 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.

19 (e) "Veterans Care Facility" means a facility operated by
20 the United States Department of Veterans Affairs.

21 (f) "Assessed Value" means the value of the property after
22 equalization by a chief county assessment officer or board of
23 review, but before equalization by the Department.

24 (g) "Equalized Assessed Value" means the value of the
25 property after equalization by the Department.

1 (35 ILCS 200/15-263 new)

2 Sec. 15-263. Homestead Exemptions; General Provisions.

3 (a) Unless otherwise provided, an initial application for
4 any homestead exemption must be made to the Chief County
5 Assessment Officer during the application period in effect for
6 the county of his or her residence. The Chief County Assessment
7 Officer may determine the eligibility of residential property
8 to receive the homestead exemption provided by this Section by
9 application, visual inspection, questionnaire, or other
10 reasonable methods. The determination must be made in
11 accordance with guidelines established by the Department.

12 (b) Unless otherwise provided, a county board may by
13 resolution provide that if a person has been granted a
14 homestead exemption, the person qualifying need not reapply for
15 the exemption.

16 (c) If the Chief County Assessment Officer requires annual
17 application for verification of eligibility for an exemption
18 once granted under this Section, the application shall be
19 mailed to the taxpayer.

20 (d) If a homestead exemption is granted to a property that
21 is operated as a cooperative or as a life care facility
22 operated as a cooperative, the cooperative association or
23 management firm shall credit the savings resulting from the
24 exemption to the apportioned tax liability of the homestead
25 owner. The Chief County Assessment Officer may request
26 reasonable proof that the association or firm has properly

1 credited the exemption. A person who willfully refuses to
2 credit an exemption to the qualified person is guilty of a
3 Class B misdemeanor.

4 (e) The Chief County Assessment Officer shall provide to
5 each person granted a homestead exemption under Sections
6 15-268, 15-269, 15-270, and 15-272 a form to designate any
7 other person to receive a duplicate of any notice of
8 delinquency in the payment of taxes assessed and levied under
9 this Code on the person's qualifying property. The duplicate
10 notice shall be in addition to the notice required to be
11 provided to the person receiving the exemption and shall be
12 given in the manner required by this Code. The person filing
13 the request for the duplicate notice shall pay an
14 administrative fee of \$5 to the Chief County Assessment
15 Officer. The Chief County Assessment Officer shall then file
16 the executed designation with the county collector, who shall
17 issue the duplicate notices as indicated by the designation. A
18 designation may be rescinded by the person in the manner
19 required by the Chief County Assessment Officer.

20 (f) The Chief County Assessment Officer may, when
21 considering whether to grant an exemption based on a homestead
22 owner's eligibility pursuant to Section 15-262(b)(2), require
23 the following conditions to be met:

24 (1) that a notarized application for the exemption,
25 signed by both the owner and the lessee of the property,
26 must be submitted each year during the application period

1 in effect for the county in which the property is located;

2 (2) that a copy of the lease must be filed with the
3 Chief County Assessment Officer by the owner of the
4 property at the time the notarized application is
5 submitted;

6 (3) that the lease must expressly state that the lessee
7 is liable for the payment of property taxes; and

8 (4) that the lease must include the following language
9 in substantially the following form: "Lessee shall be
10 liable for the payment of real estate taxes with respect to
11 the residence in accordance with the terms and conditions
12 of Section 15-262(b)(2) of the Property Tax Code (35 ILCS
13 200/15-262(b)(2)). The permanent real estate index number
14 for the premises is (insert number), and, according to the
15 most recent property tax bill, the current amount of real
16 estate taxes associated with the premises is (insert
17 amount) per year. The parties agree that the monthly rent
18 set forth above shall be increased or decreased pro rata
19 (effective January 1 of each calendar year) to reflect any
20 increase or decrease in real estate taxes. Lessee shall be
21 deemed to be satisfying Lessee's liability for the above
22 mentioned real estate taxes with the monthly rent payments
23 as set forth above (or increased or decreased as set forth
24 herein)."

25 In addition, if there is a change in lessee, or if the
26 lessee vacates the property, then the Chief County

1 Assessment Officer may require the owner of the property to
2 notify the Chief County Assessment Officer of that change.

3 This subsection (f) does not apply to leasehold interests
4 in property owned by a municipality.

5 (g) When a homestead exemption has been granted under this
6 Section and the person qualifying subsequently becomes a
7 resident of a state licensed facility or veterans care
8 facility, the exemption shall continue so long as the residence
9 continues to be occupied by the qualifying person's spouse, or
10 if the residence remains unoccupied but is still owned by the
11 person qualified for the homestead exemption.

12 (h) Any taxpayer whose application for a homestead
13 exemption is denied by the Chief County Assessment Officer may
14 appeal that denial to the county Board of Review. The decision
15 of the Board of Review shall be final.

16 (i) Notwithstanding any other provision, if a property
17 transfers or otherwise ceases to be homestead property after
18 the first date of eligibility within a taxable year, the
19 exemption shall remain with the property until the end of that
20 taxable year.

21 (j) Notwithstanding Sections 6 and 8 of the State Mandates
22 Act, no reimbursement by the State is required for the
23 implementation of any mandate created by homestead exemptions
24 under this Division.

1 Sec. 15-265. Veterans with disabilities adapted housing
2 homestead exemption.

3 (a) Definitions. In addition to the definitions found in
4 Section 15-262:

5 "Veteran with a disability" means a person who has served
6 in the Armed Forces of the United States and whose disability
7 is of such a nature that the Federal Government has authorized
8 payment for purchase or construction of Specially Adapted
9 Housing as set forth in the United States Code, Title 38,
10 Chapter 21, Section 2101.

11 "Unmarried surviving spouse" means the surviving spouse of
12 the veteran at any time after the death of the veteran during
13 which such surviving spouse is not married.

14 "Charitable organization" means any benevolent,
15 philanthropic, patriotic, or eleemosynary entity that solicits
16 and collects funds for charitable purposes and includes each
17 local, county, or area division of that charitable
18 organization.

19 (b) Eligibility. The homestead property must be occupied by
20 a homestead owner who is a veteran with a disability, or the
21 spouse or unmarried surviving spouse of the veteran.

22 The exemption applies to housing where Federal funds have
23 been used to purchase or construct special adaptations to suit
24 the veteran's disability.

25 The exemption also applies to housing that is specially
26 adapted to suit the veteran's disability, and purchased

1 entirely or in part by the proceeds of a sale, casualty loss
2 reimbursement, or other transfer of a home for which the
3 Federal Government had previously authorized payment for
4 purchase or construction as Specially Adapted Housing.

5 However, the entire proceeds of the sale, casualty loss
6 reimbursement, or other transfer of that housing shall be
7 applied to the acquisition of subsequent specially adapted
8 housing to the extent that the proceeds equal the purchase
9 price of the subsequently acquired housing.

10 The exemption also applies to housing that is specifically
11 constructed or adapted to suit a qualifying veteran's
12 disability if the housing or adaptations are donated by a
13 charitable organization, the veteran has been approved to
14 receive funds for the purchase or construction of Specially
15 Adapted Housing under Title 38, Chapter 21, Section 2101 of the
16 United States Code, and the home has been inspected and
17 certified by a licensed home inspector to be in compliance with
18 applicable standards set forth in U.S. Department of Veterans
19 Affairs, Veterans Benefits Administration Pamphlet 26-13
20 Handbook for Design of Specially Adapted Housing.

21 (c) Amount. Eligible homestead property up to an equalized
22 assessed value of \$100,000 is exempt.

23 (d) Additional provisions. This exemption must be
24 reestablished on an annual basis by certification from the
25 Illinois Department of Veterans' Affairs to the Department,
26 which shall forward a copy of the certification to local

1 assessing officials.

2 A taxpayer who claims an exemption under Section 15-268 or
3 15-269 may not claim an exemption under this Section.

4 (35 ILCS 200/15-267 new)

5 Sec. 15-267. Returning Veterans' Homestead Exemption.

6 (a) Definitions. In addition to the definitions found in
7 Section 15-262, "veteran" means an Illinois resident who has
8 served as a member of the United States Armed Forces, a member
9 of the Illinois National Guard, or a member of the United
10 States Reserve Forces.

11 (b) Eligibility. The homestead property must be occupied by
12 a homestead owner who is a veteran returning from an armed
13 conflict involving the armed forces of the United States.

14 (c) Amount. The reduction is \$5,000 in equalized assessed
15 value for the taxable year in which the veteran returns from
16 active duty in an armed conflict involving the armed forces of
17 the United States; however, if the veteran first acquires his
18 or her principal residence during the taxable year in which he
19 or she returns, but after January 1 of that year, and if the
20 property is owned and occupied by the veteran as a principal
21 residence on January 1 of the next taxable year, he or she may
22 apply the exemption for the next taxable year, and only the
23 next taxable year, after he or she returns. The reduction shall
24 also be allowed for the taxable year after the taxable year in
25 which the veteran returns from active duty in an armed conflict

1 involving the armed forces of the United States. For land
2 improved with an apartment building owned and operated as a
3 cooperative, the maximum reduction from the value of the
4 property, as equalized by the Department, must be multiplied by
5 the number of apartments or units occupied by a veteran
6 returning from an armed conflict involving the armed forces of
7 the United States who is liable, by contract with the owner or
8 owners of record, for paying property taxes on the property and
9 is an owner of record of a legal or equitable interest in the
10 cooperative apartment building, other than a leasehold
11 interest.

12 (d) Additional Provisions. The exemption under this
13 Section is in addition to any other homestead exemption
14 provided in this Article 15.

15 (35 ILCS 200/15-268 new)

16 Sec. 15-268. Homestead Exemption for persons with
17 disabilities.

18 (a) Definitions. In addition to the definitions found in
19 Section 15-262, "person with a disability" means a person
20 unable to engage in any substantial gainful activity by reason
21 of a medically determinable physical or mental impairment which
22 can be expected to result in death or has lasted or can be
23 expected to last for a continuous period of not less than 12
24 months.

25 (b) Eligibility. An annual homestead exemption is granted

1 to homestead property occupied by a homestead owner who is also
2 a person with a disability. A person who has a disability
3 during the taxable year is eligible to receive this homestead
4 exemption during that taxable year.

5 (c) Amount. The annual exemption amount is \$2,000 in
6 equalized assessed value, to be deducted from the property's
7 value as equalized or assessed by the Department; except that
8 for land improved with (i) an apartment building owned and
9 operated as a cooperative or (ii) a life care facility that is
10 considered to be a cooperative, the maximum reduction from the
11 value of the property, as equalized or assessed by the
12 Department, shall be multiplied by the number of apartments or
13 units occupied by a disabled person.

14 (d) Additional provisions.

15 (1) A person with a disability filing claims under this
16 Act shall submit proof of disability in such form and
17 manner as the Department shall by rule and regulation
18 prescribe. Any one or more of the following shall
19 constitute proof of disability for purposes of this Act:

20 (A) Proof that a claimant is eligible to receive
21 disability benefits under the Federal Social Security
22 Act; or

23 (B) Issuance of an Illinois Person with a
24 Disability Identification Card stating that the
25 claimant is under a Class 2 or 2A disability, as
26 defined in Section 4A of the Illinois Identification

1 Card Act; or

2 (C) A person with a disability not covered under
3 the Federal Social Security Act and not presenting an
4 Illinois Person with a Disability Identification Card
5 stating that the claimant is under a Class 2 disability
6 shall be examined by a physician licensed to practice
7 in the state of Illinois, and his status as a person
8 with a disability determined using the same standards
9 as used by the Social Security Administration. The
10 costs of any required examination shall be borne by the
11 claimant.

12 (e) A taxpayer who claims an exemption under Section 15-265
13 or 15-269 may not claim an exemption under this Section.

14 (35 ILCS 200/15-269 new)

15 Sec. 15-269. Homestead exemption for veterans with
16 disabilities.

17 (a) Definitions. In addition to the definitions found in
18 Section 15-262:

19 "Qualified residence" means homestead property, but
20 less any portion of that property that is used for
21 commercial purposes, with an equalized assessed value of
22 less than \$250,000. Property rented for more than 6 months
23 is presumed to be used for commercial purposes.

24 "Veteran" means an Illinois resident who has served as
25 a member of the United States Armed Forces on active duty

1 or State active duty, a member of the Illinois National
2 Guard, or a member of the United States Reserve Forces and
3 who has received an honorable discharge.

4 (b) Eligibility. An annual homestead exemption, limited to
5 the amounts set forth in subsection (c), is granted for
6 homestead property that is used as a qualified residence by a
7 homestead owner who is a veteran with a disability.

8 (c) Amount. The amount of the exemption under this Section
9 is as follows:

10 (1) if the veteran has a service-connected disability
11 of 30% or more but less than 50%, as certified by the
12 United States Department of Veterans Affairs, then the
13 annual exemption is \$2,500 of equalized assessed value;

14 (2) if the veteran has a service-connected disability
15 of 50% or more but less than 70%, as certified by the
16 United States Department of Veterans Affairs, then the
17 annual exemption is \$5,000 of equalized assessed value; and

18 (3) if the veteran has a service connected disability
19 of 70% or more, as certified by the United States
20 Department of Veterans Affairs, then the property is exempt
21 from taxation under this Code.

22 (d) Additional provisions.

23 (1) The tax exemption under this Section carries over
24 to the benefit of the veteran's surviving spouse as long as
25 the spouse holds the legal or beneficial title to the
26 homestead, permanently resides thereon, and does not

1 remarry. If the surviving spouse sells the property, an
2 exemption not to exceed the amount granted from the most
3 recent ad valorem tax roll may be transferred to his or her
4 new residence as long as it is used as his or her primary
5 residence and he or she does not remarry.

6 (2) A taxpayer who claims an exemption under Section
7 15-265 or 15-268 may not claim an exemption under this
8 Section.

9 (3) Each taxpayer who has been granted an exemption
10 under this Section must reapply on an annual basis.
11 Application must be made during the application period in
12 effect for the county of his or her residence.

13 (35 ILCS 200/15-270 new)

14 Sec. 15-270. Senior Citizens Homestead Exemption.

15 (a) Definitions. The definitions found in Section 15-262
16 shall apply to this Section.

17 (b) Eligibility. An annual homestead exemption limited,
18 except as described here with relation to cooperatives or life
19 care facilities, to a maximum reduction set forth below from
20 the property's value, as equalized or assessed by the
21 Department, is granted for homestead property that is occupied
22 by a homestead owner who will be 65 years of age or older by
23 December 31 of the taxable year.

24 (c) Amount.

25 (1) The maximum reduction is \$5,000 of equalized

1 assessed value.

2 (2) For land improved with an apartment building owned
3 and operated as a cooperative, the maximum reduction from
4 the value of the property, as equalized by the Department,

5 (3) Property that is first occupied as a residence
6 after January 1 of any assessment year by a person who is
7 eligible for the homestead exemption under this Section
8 must be granted a pro-rata exemption for the assessment
9 year. The amount of the pro-rata exemption is the exemption
10 allowed in the county under this Section divided by 365 and
11 multiplied by the number of days during the assessment year
12 the property is occupied as a residence by a person
13 eligible for the exemption under this Section. The Chief
14 County Assessment Officer must adopt reasonable procedures
15 to establish eligibility for this pro-rata exemption.

16 (d) Additional provisions. The Chief County Assessment
17 Officer shall notify each person who qualifies for an exemption
18 under this Section that the person may also qualify for
19 deferral of real estate taxes under the Senior Citizens Real
20 Estate Tax Deferral Act. The notice shall set forth the
21 qualifications needed for deferral of real estate taxes, the
22 address and telephone number of county collector, and a
23 statement that applications for deferral of real estate taxes
24 may be obtained from the county collector.

1 Sec. 15-272. Senior Citizens Assessment Freeze Homestead
2 Exemption.

3 (a) Definitions. In addition to the definitions found in
4 Section 15-262:

5 "Applicant" means an individual who has filed an
6 application under this Section.

7 "Base amount" means the base year equalized assessed
8 value of the residence plus the first year's equalized
9 assessed value of any added improvements which increased
10 the assessed value of the residence after the base year.

11 "Base year" means the taxable year prior to the taxable
12 year for which the applicant first qualifies and applies
13 for the exemption provided that in the prior taxable year
14 the property was improved with a permanent structure that
15 was occupied as a residence by the applicant who was liable
16 for paying real property taxes on the property and who was
17 either (i) an owner of record of the property or had legal
18 or equitable interest in the property as evidenced by a
19 written instrument or (ii) had a legal or equitable
20 interest as a lessee in the parcel of property that was
21 single family residence. If in any subsequent taxable year
22 for which the applicant applies and qualifies for the
23 exemption the equalized assessed value of the residence is
24 less than the equalized assessed value in the existing base
25 year (provided that such equalized assessed value is not
26 based on an assessed value that results from a temporary

1 irregularity in the property that reduces the assessed
2 value for one or more taxable years), then that subsequent
3 taxable year shall become the base year until a new base
4 year is established under the terms of this paragraph. For
5 taxable year 1999 only, the Chief County Assessment Officer
6 shall review (i) all taxable years for which the applicant
7 applied and qualified for the exemption and (ii) the
8 existing base year. The assessment officer shall select as
9 the new base year the year with the lowest equalized
10 assessed value. An equalized assessed value that is based
11 on an assessed value that results from a temporary
12 irregularity in the property that reduces the assessed
13 value for one or more taxable years shall not be considered
14 the lowest equalized assessed value. The selected year
15 shall be the base year for taxable year 1999 and thereafter
16 until a new base year is established under the terms of
17 this paragraph.

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

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

24 "Income" has the same meaning as provided in Section
25 3.07 of the Senior Citizens and Persons with Disabilities
26 Property Tax Relief Act, except that, beginning in

1 assessment year 2001, "income" does not include veteran's
2 benefits.

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

7 "Maximum income limitation" means \$55,000.

8 "Residence" means the principal dwelling place and
9 appurtenant structures used for residential purposes in
10 this State occupied on January 1 of the taxable year by a
11 household and so much of the surrounding land, constituting
12 the parcel upon which the dwelling place is situated, as is
13 used for residential purposes. If the Chief County
14 Assessment Officer has established a specific legal
15 description for a portion of property constituting the
16 residence, then that portion of property shall be deemed
17 the residence for the purposes of this Section.

18 "Taxable year" means the calendar year during which ad
19 valorem property taxes payable in the next succeeding year
20 are levied.

21 (b) Eligibility. A senior citizens assessment freeze
22 homestead exemption is granted for homestead property that is
23 occupied by a homestead owner who (i) is 65 years of age or
24 older by December 31 of the taxable year, and (ii) has a
25 household income that does not exceed the maximum income
26 limitation.

1 (c) Amount.

2 (1) The amount of the exemption for all taxable years
3 is the equalized assessed value of the residence in the
4 taxable year for which application is made minus the base
5 amount.

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

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

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

1 taxes on the property, and (iv) who is an owner of record
2 of a legal or equitable interest in the cooperative
3 apartment building, other than a leasehold interest.

4 (d) Additional provisions.

5 (1) When an individual dies who would have qualified
6 for an exemption under this Section, and the surviving
7 spouse does not independently qualify for this exemption
8 because of age, the exemption under this Section shall be
9 granted to the surviving spouse for the taxable year
10 preceding and the taxable year of the death, provided that,
11 except for age, the surviving spouse meets all other
12 qualifications for the granting of this exemption for those
13 years.

14 (2) When married persons maintain separate residences,
15 the exemption provided for in this Section may be claimed
16 by only one of such persons and for only one residence.

17 (3) To receive the exemption, a person shall submit an
18 application by July 1 of each taxable year to the Chief
19 County Assessment Officer of the county in which the
20 property is located.

21 (4) A county may, by ordinance, establish a date for
22 submission of applications that is different than July 1.

23 (5) The applicant shall submit with the application an
24 affidavit of the applicant's total household income, age,
25 marital status (and if married the name and address of the
26 applicant's spouse, if known), and principal dwelling

1 place of members of the household on January 1 of the
2 taxable year.

3 (6) The Department shall establish, by rule, a method
4 for verifying the accuracy of affidavits filed by
5 applicants under this Section, and the Chief County
6 Assessment Officer may conduct audits of any taxpayer
7 claiming an exemption under this Section to verify that the
8 taxpayer is eligible to receive the exemption.

9 (7) Each application shall contain or be verified by a
10 notarized declaration that it is made under the penalties
11 of perjury. A taxpayer's signing a fraudulent application
12 under this Act is perjury, as defined in Section 32-2 of
13 the Criminal Code of 2012.

14 (8) The applications shall be clearly marked as
15 applications for the Senior Citizens Assessment Freeze
16 Homestead Exemption and must contain a notice that any
17 taxpayer who receives the exemption is subject to an audit
18 by the Chief County Assessment Officer.

19 (9) Except as provided in this Section, all information
20 received by the Chief County Assessment Officer or the
21 Department from applications filed under this Section, or
22 from any investigation conducted under the provisions of
23 this Section, shall be confidential, except for official
24 purposes or pursuant to official procedures for collection
25 of any State or local tax or enforcement of any civil or
26 criminal penalty or sanction imposed by this Act or by any

1 statute or ordinance imposing a State or local tax. Any
2 person who divulges any such information in any manner,
3 except in accordance with a proper judicial order, is
4 guilty of a Class A misdemeanor.

5 Nothing contained in this Section shall prevent the
6 Director or Chief County Assessment Officer from
7 publishing or making available reasonable statistics
8 concerning the operation of the exemption contained in this
9 Section in which the contents of claims are grouped into
10 aggregates in such a way that information contained in any
11 individual claim shall not be disclosed.

12 (10) Each Chief County Assessment Officer shall
13 annually publish a notice of availability of the exemption
14 provided under this Section. The notice shall be published
15 at least 60 days but no more than 75 days prior to the date
16 on which the application must be submitted to the Chief
17 County Assessment Officer of the county in which the
18 property is located. The notice shall appear in a newspaper
19 of general circulation in the county.

20 (35 ILCS 200/15-273 new)

21 Sec. 15-273. Natural Disaster Homestead Exemption.

22 (a) Definitions. In addition to the definitions found in
23 Section 15-262:

24 "Base amount" means the base year equalized assessed
25 value of the residence.

1 "Base year" means the taxable year prior to the taxable
2 year in which the natural disaster occurred.

3 "Natural disaster" means an occurrence of widespread
4 or severe damage or loss of property resulting from any
5 catastrophic cause including but not limited to fire,
6 flood, earthquake, wind, storm, or extended period of
7 severe inclement weather. In the case of a residential
8 structure affected by flooding, the structure shall not be
9 eligible for this homestead improvement exemption unless
10 it is located within a local jurisdiction which is
11 participating in the National Flood Insurance Program. A
12 proclamation of disaster by the President of the United
13 States or Governor of the State of Illinois is not a
14 prerequisite to the classification of an occurrence as a
15 natural disaster under this Section.

16 (b) Eligibility. A homestead exemption shall be granted by
17 the Chief County Assessment Officer for homestead properties
18 containing a residential structure that has been rebuilt
19 following a natural disaster occurring in taxable year 2012 or
20 any taxable year thereafter.

21 To be eligible for an exemption under this Section: (i) the
22 residential structure must be rebuilt within 2 years after the
23 date of the natural disaster; and (ii) the square footage of
24 the rebuilt residential structure may not be more than 110% of
25 the square footage of the original residential structure as it
26 existed immediately prior to the natural disaster. The

1 taxpayer's initial application for an exemption under this
2 Section must be made no later than the first taxable year after
3 the residential structure is rebuilt. The exemption shall
4 continue at the same annual amount until the taxable year in
5 which the property is sold or transferred.

6 (c) Amount. The amount of the exemption is the equalized
7 assessed value of the residence in the first taxable year for
8 which the taxpayer applies for an exemption under this Section
9 minus the base amount.

10 (d) Additional provisions.

11 (1) To receive the exemption, the taxpayer shall submit
12 an application to the Chief County Assessment Officer of
13 the county in which the property is located by July 1 of
14 each taxable year. A county may, by resolution, establish a
15 date for submission of applications that is different than
16 July 1. The applications shall be clearly marked as
17 applications for the Natural Disaster Homestead Exemption.

18 (2) Property is not eligible for an exemption under
19 this Section and Section 15-280 for the same natural
20 disaster or catastrophic event. The property may, however,
21 remain eligible for an additional exemption under Section
22 15-280 for any separate event occurring after the property
23 qualified for an exemption under this Section.

24 (3) The exemption under this Section carries over to
25 the benefit of the surviving spouse as long as the spouse
26 holds the legal or beneficial title to the homestead and

1 permanently resides thereon.

2 (35 ILCS 200/15-275 new)

3 Sec. 15-275. General homestead exemption.

4 (a) Definitions. The definitions found in Section 15-262
5 are applicable to this Section.

6 (b) Eligibility. Homestead property occupied by a
7 homestead owner is entitled to an annual homestead exemption
8 limited, except as described here with relation to
9 cooperatives, to a reduction in the equalized assessed value of
10 homestead property equal to the increase in equalized assessed
11 value for the current assessment year above the equalized
12 assessed value of the property for 1977, up to the maximum
13 reduction set forth below. If however, the 1977 equalized
14 assessed value upon which taxes were paid is subsequently
15 determined by local assessing officials, the Property Tax
16 Appeal Board, or a court to have been excessive, the equalized
17 assessed value which should have been placed on the property
18 for 1977 shall be used to determine the amount of the
19 exemption.

20 (c) Amount.

21 (1) The maximum reduction is \$6,000 of equalized
22 assessed value.

23 (2) If, based on the most recent assessment, the
24 equalized assessed value of the homestead property for the
25 current assessment year is greater than the equalized

1 assessed value of the property for 1977, the owner of the
2 property shall automatically receive the exemption granted
3 under this Section in an amount equal to the increase over
4 the 1977 assessment up to the maximum reduction set forth
5 in this Section.

6 (d) Additional provisions.

7 (1) If in any assessment year homestead property has a
8 pro-rata valuation under Section 9-180 resulting in an
9 increase in the assessed valuation, a reduction in
10 equalized assessed valuation equal to the increase in
11 equalized assessed value of the property for the year of
12 the pro-rata valuation above the equalized assessed value
13 of the property for 1977 shall be applied to the property
14 on a proportionate basis for the period the property
15 qualified as homestead property during the assessment
16 year. The maximum proportionate homestead exemption shall
17 not exceed the maximum homestead exemption allowed in the
18 county under this Section divided by 365 and multiplied by
19 the number of days the property qualified as homestead
20 property.

21 (2) Where married persons maintain and reside in
22 separate residences qualifying as homestead property, each
23 residence shall receive 50% of the total reduction in
24 equalized assessed valuation provided by this Section.

25 (35 ILCS 200/15-280 new)

1 Sec. 15-280. Homestead improvement exemption.

2 (a) Definitions. In addition to the definitions found in
3 Section 15-262, a "catastrophic event" may include an
4 occurrence of widespread or severe damage or loss of property
5 resulting from any catastrophic cause including but not limited
6 to fire, including arson (provided the fire was not caused by
7 the willful action of an owner or resident of the property),
8 flood, earthquake, wind, storm, explosion, or extended periods
9 of severe inclement weather. In the case of a residential
10 structure affected by flooding, the structure shall not be
11 eligible for this homestead improvement exemption unless it is
12 located within a local jurisdiction which is participating in
13 the National Flood Insurance Program. A proclamation of
14 disaster by the President of the United States or Governor of
15 the State of Illinois is not a prerequisite to the
16 classification of an occurrence as a catastrophic event under
17 this Section.

18 (b) Eligibility. Homestead properties that have been
19 improved and residential structures on homestead property that
20 have been rebuilt following a catastrophic event are entitled
21 to a homestead improvement exemption, when that property is
22 owned by a homestead owner and used exclusively for a
23 residential purpose and upon demonstration that a proposed
24 increase in assessed value is attributable solely to a new
25 improvement of an existing structure or the rebuilding of a
26 residential structure following a catastrophic event. To be

1 eligible for an exemption under this Section after a
2 catastrophic event, the residential structure must be rebuilt
3 within 2 years after the catastrophic event. The exemption for
4 rebuilt structures under this Section applies to the increase
5 in value of the rebuilt structure over the value of the
6 structure before the catastrophic event. The amount of the
7 exemption shall be limited to the fair cash value added by the
8 new improvement or rebuilding and shall continue for 4 years
9 from the date the improvement or rebuilding is completed and
10 occupied.

11 (c) Amount. The exemption is limited to \$25,000 of
12 equalized assessed value.

13 (d) Additional Provisions. In in addition to the notice
14 requirement under Section 12-30, a supervisor of assessments,
15 county assessor, or township or multi-township assessor
16 responsible for adding an assessable improvement to a
17 residential property's assessment shall either notify a
18 taxpayer whose assessment has been changed since the last
19 preceding assessment that he or she may be eligible for the
20 exemption provided under this Section or shall grant the
21 exemption automatically.

22 Section 99. Effective date. This Act takes effect January
23 1, 2018.

1	INDEX
2	Statutes amended in order of appearance
3	35 ILCS 200/9-275
4	35 ILCS 200/Art. 10 Div.
5	20 heading new
6	35 ILCS 200/10-800 was 35 ILCS 200/15-174
7	35 ILCS 200/Art. 15 Div. 1
8	heading new
9	35 ILCS 200/15-13 new
10	35 ILCS 200/Art. 15 Div. 2
11	heading new
12	35 ILCS 200/15-163 new
13	35 ILCS 200/15-167
14	35 ILCS 200/15-168
15	35 ILCS 200/15-169
16	35 ILCS 200/15-170
17	35 ILCS 200/15-172
18	35 ILCS 200/15-173
19	35 ILCS 200/15-175
20	35 ILCS 200/15-176
21	35 ILCS 200/15-177
22	35 ILCS 200/15-180
23	35 ILCS 200/Art. 15 Div. 3
24	heading new
25	35 ILCS 200/15-261 new

- 1 35 ILCS 200/15-262 new
- 2 35 ILCS 200/15-263 new
- 3 35 ILCS 200/15-265 new
- 4 35 ILCS 200/15-267 new
- 5 35 ILCS 200/15-268 new
- 6 35 ILCS 200/15-269 new
- 7 35 ILCS 200/15-270 new
- 8 35 ILCS 200/15-272 new
- 9 35 ILCS 200/15-273 new
- 10 35 ILCS 200/15-275 new
- 11 35 ILCS 200/15-280 new