



## 101ST GENERAL ASSEMBLY

### State of Illinois

2019 and 2020

HB0043

Introduced 1/9/2019, by Rep. Anthony DeLuca

#### SYNOPSIS AS INTRODUCED:

35 ILCS 200/Art. 10 Div. 21 heading new  
35 ILCS 200/10-800 new

Amends the Property Tax Code. Provides that certain property located in Bloom, Bremen, Calumet, Rich, Thornton, or Worth Township may be certified by the South Suburban Land Bank and Development Authority as a southland reactivation site. Provides that southland reactivation property shall be valued at 33 1/3% of the fair cash value of the land, without regard to buildings, structures, improvements, and other permanent fixtures located on the property. Provides that, for the first 3 tax years after the property is certified as southland reactivation property, the aggregate tax liability for the property shall be no greater than \$75,000. Provides that, beginning with the fourth tax year after the property is certified as southland reactivation property and continuing through the twelfth tax year after the property is certified as southland reactivation property, the property's tax liability for each taxing district in which the property is located shall be increased over the tax liability for the preceding year by the percentage increase, if any, in the total equalized assessed value of all property in the taxing district.

LRB101 04103 HLH 49111 b

FISCAL NOTE ACT  
MAY APPLY

HOUSING  
AFFORDABILITY  
IMPACT NOTE ACT  
MAY APPLY

1 AN ACT concerning revenue.

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

4 Section 5. The Property Tax Code is amended by adding  
5 Division 21 to Article 10 as follows:

6 (35 ILCS 200/Art. 10 Div. 21 heading new)

7 Division 21. Southland reactivation property

8 (35 ILCS 200/10-800 new)

9 Sec. 10-800. Southland reactivation property.

10 (a) For the purposes of this Section:

11 "Base year" means the last tax year prior to the date of  
12 the application during which the property was occupied and  
13 assessed and for which taxes were collected.

14 "Southland reactivation property" means property that:

15 (1) has been designated as a priority tax reactivation  
16 parcel, site, or property;

17 (2) is held by the South Suburban Land Bank and  
18 Development Authority; and

19 (3) meets the following criteria:

20 (A) the property has been acquired, and is  
21 currently held, by the South Suburban Land Bank and  
22 Development Authority for purposes of stabilizing the

1 tax base and enhancing economic activities that  
2 promote sustainable, healthy, and stable communities  
3 that align with local government plans and priorities;

4 (B) the property has had its past property and ad  
5 valorem taxes extinguished;

6 (C) the property is zoned for commercial or  
7 industrial use;

8 (D) the property is vacant land or contains empty  
9 non-residential property;

10 (E) the property does not have a current, lawful  
11 occupant, as attested to by a supporting affidavit;

12 (F) sale or transfer of the property, following  
13 southland reactivation designation, to a developer  
14 would result in investment which would trigger a new  
15 higher equalized assessed valuation; and

16 (G) the property is located in any of the following  
17 townships in Cook County: Bloom, Bremen, Calumet,  
18 Rich, Thornton, or Worth.

19 "South Suburban Land Bank and Development Authority" means  
20 the South Suburban Land Bank and Development Authority created  
21 by an intergovernmental agreement between the Cities of Blue  
22 Island and Oak Forest and the Village of Park Forest.

23 "Tax year" means the calendar year for which assessed value  
24 is determined as of January 1 of that year.

25 (b) Within 5 years after the effective date of this  
26 amendatory Act of the 101st General Assembly, purchasers of

1 real property from the South Suburban Land Bank and Development  
2 Authority may apply to the South Suburban Land Bank and  
3 Development Authority to have the property certified as a  
4 southland reactivation property. If the property meets the  
5 criteria for southland reactivation property set forth in  
6 subsection (a), then the South Suburban Land Bank and  
7 Development Authority, with the consent and concurrence of the  
8 respective corporate authorities of the municipalities in  
9 which the property is located, has 5 years from the effective  
10 date of this amendatory Act of the 101st General Assembly  
11 within which it may certify the property as southland  
12 reactivation property for the purposes of promoting  
13 rehabilitation of vacant and underutilized property in order to  
14 attract and enhance economic activities and investment that  
15 stabilize, restore, and grow the tax base in severely blighted  
16 areas within Chicago's south suburbs. The certification shall  
17 be transmitted to the chief county assessment officer as soon  
18 as possible after the property is certified.

19 (c) Beginning with the first tax year after the property is  
20 certified as southland reactivation property and continuing  
21 through the twelfth tax year after the property is certified as  
22 southland reactivation property, for the purpose of taxation  
23 under this Code, the property shall be valued at 33 1/3% of the  
24 fair cash value of the land, without regard to buildings,  
25 structures, improvements, and other permanent fixtures located  
26 on the property. For the first 3 tax years after the property

1 is certified as southland reactivation property, the aggregate  
2 tax liability for the property shall be no greater than  
3 \$75,000. That aggregate tax liability, once collected, shall be  
4 distributed to the taxing districts in which the property is  
5 located according to each taxing district's proportionate  
6 share of that aggregate liability. Beginning with the fourth  
7 tax year after the property is certified as southland  
8 reactivation property and continuing through the twelfth tax  
9 year after the property is certified as southland reactivation  
10 property, the property's tax liability for each taxing district  
11 in which the property is located shall be increased over the  
12 tax liability for the preceding year by the percentage  
13 increase, if any, in the total equalized assessed value of all  
14 property in the taxing district.

15 (d) No later than March 1 of each year before taxes are  
16 extended for the prior tax year, the South Suburban Land Bank  
17 and Development Authority shall certify to the county clerk of  
18 the county in which the property is located a percentage  
19 reduction to be applied to property taxes to limit the  
20 aggregate tax liability on southland reactivation property in  
21 accordance with this Section.