



101ST GENERAL ASSEMBLY

State of Illinois

2019 and 2020

HB5284

by Rep. Chris Miller

SYNOPSIS AS INTRODUCED:

35 ILCS 200/18-184.15 new

Amends the Property Tax Code. Creates an abatement for property located in a blighted area if the owner of the property enters into an agreement with the corporate authorities of the municipality in which the property is located for the renovation, demolition, or improvement of the property. Provides that the abatement shall apply for a period of 10 years and may be extended for an additional 10 years if the chief county assessment officer finds that the property owner has made a good faith effort to renovate, demolish, or improve the property. Effective immediately.

LRB101 16915 HLH 66314 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 Section 18-184.15 as follows:

6 (35 ILCS 200/18-184.15 new)

7 Sec. 18-184.15. Revitalization abatement.

8 (a) For assessment year 2021 and thereafter, the corporate
9 authorities may, by ordinance, designate one or more blighted
10 areas within the municipality. If the owner of any property
11 located within a designated blighted area enters into an
12 agreement with the corporate authorities of the municipality
13 for the renovation, demolition, or improvement of blighted
14 property, then the corporate authorities of the municipality
15 may order the county clerk to abate a portion of the taxes
16 levied by the municipality and any other taxing district on
17 that property. The amount of the abatement may not exceed the
18 difference between (i) the amount of property taxes paid with
19 respect to that property in the base year and (ii) the amount
20 of property taxes that would otherwise be due in the current
21 assessment year. An abatement adopted under this Section shall
22 be extended to all subsequent owners of an eligible property
23 during the abatement period. The abatement shall apply for a

1 period of 10 years and may be extended for an additional 10
2 years if the chief county assessment officer finds that the
3 property owner has made a good faith effort to renovate,
4 demolish, or improve the property.

5 (b) Before final adoption of an abatement ordinance under
6 this Section, the governing authority of the municipality shall
7 notify each affected taxing district of the pending ordinance
8 by mail. The governing authority of each affected taxing
9 district shall, within 10 days after the ordinance is proposed,
10 appoint one member to serve on an Abatement Review Board to
11 review the terms and conditions of the proposed abatement
12 ordinance. The Board shall be convened by the mayor or village
13 president of the municipality considering the abatement
14 ordinance. The ordinance shall be adopted not less than 45 days
15 after the Board is convened. Failure to appoint a member to the
16 Board does not affect work of the Board. The Board shall report
17 the findings and conclusions to the governing authority of the
18 municipality not later than 30 days after it is convened.

19 (c) As used in this Section, "base year" means the
20 assessment year prior to the assessment year in which the
21 taxpayer enters into an agreement with the corporate
22 authorities of the municipality.

23 Section 99. Effective date. This Act takes effect upon
24 becoming law.