

SB2543



101ST GENERAL ASSEMBLY

State of Illinois

2019 and 2020

SB2543

Introduced 1/29/2020, by Sen. Emil Jones, III

SYNOPSIS AS INTRODUCED:

35 ILCS 200/9-85
35 ILCS 200/16-95

Amends the Property Tax Code. Provides that the assessor in a county with 3,000,000 or more inhabitants shall include compulsory sales when revising assessments. Provides that the board of review in a county with 3,000,000 or more inhabitants shall include compulsory sales in reviewing and correcting assessments and shall consider whether the compulsory sale would otherwise be considered an arm's length transaction. Effective immediately.

LRB101 16332 HLH 65706 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 changing
5 Sections 9-85 and 16-95 as follows:

6 (35 ILCS 200/9-85)

7 Sec. 9-85. Revision of assessments by county assessor and
8 board of review; Counties of 3,000,000 or more. In counties
9 with 3,000,000 or more inhabitants, the county assessor shall
10 have authority annually to revise the assessment books and
11 correct them as appears to be just; and on complaint in writing
12 in proper form by any taxpayer, and after affording the
13 taxpayer an opportunity to be heard thereon, he or she shall do
14 so at any time, until the assessment is verified. The assessor
15 shall include compulsory sales when revising assessments. An
16 entry upon the assessment books does not constitute an
17 assessment until the assessment is verified. When a notice is
18 to be mailed under Section 12-55 and the address that appears
19 on the assessor's records is the address of a mortgage lender
20 or the trustee, where title to the property is held in a land
21 trust, or in any event whenever the notice is mailed by the
22 assessor to a taxpayer at or in care of the address of a
23 mortgage lender or a trustee where the title to the property is

1 held in a land trust, the mortgage lender or the trustee within
2 15 days of the mortgage lender's or the trustee's receipt of
3 such notice shall mail a copy of the notice to each mortgagor
4 of the property referred to in the notice at the last known
5 address of each mortgagor as shown on the records of the
6 mortgage lender, or to each beneficiary as shown on the records
7 of the trustee.

8 All changes and alterations pursuant to Section 16-95 or
9 Section 16-120 in the assessment of property shall be subject
10 to revision and entry into the assessment books by the board of
11 appeals (until the first Monday in December 1998 and the board
12 of review beginning the first Monday in December 1998 and
13 thereafter) in the same manner as the original assessments.

14 (Source: P.A. 88-455; 89-126, eff. 7-11-95; 89-671, eff.
15 8-14-96.)

16 (35 ILCS 200/16-95)

17 Sec. 16-95. Powers and duties of board of appeals or
18 review; complaints. In counties with 3,000,000 or more
19 inhabitants, until the first Monday in December 1998, the board
20 of appeals in any year shall, on complaint that any property is
21 overassessed or underassessed, or is exempt, review and order
22 the assessment corrected.

23 Beginning the first Monday in December 1998 and thereafter,
24 in counties with 3,000,000 or more inhabitants, the board of
25 review:

1 (1) shall, on written complaint of any taxpayer or any
2 taxing district that has an interest in the assessment that
3 any property is overassessed, underassessed, or exempt,
4 review the assessment and confirm, revise, correct, alter,
5 or modify the assessment, as appears to be just; the board
6 shall include compulsory sales in reviewing and correcting
7 assessments, including, but not limited to, those
8 compulsory sales submitted by the complainant, if the board
9 determines that those sales reflect the same property
10 characteristics and conditions as those originally used to
11 make the assessment; the board shall also consider whether
12 the compulsory sale would otherwise be considered an arm's
13 length transaction; and

14 (2) may, upon written motion of any one or more members
15 of the board that is made on or before the dates specified
16 in notices given under Section 16-110 for each township and
17 upon good cause shown, revise, correct, alter, or modify
18 any assessment (or part of an assessment) of real property
19 regardless of whether the taxpayer or owner of the property
20 has filed a complaint with the board; and

21 (3) shall, after the effective date of this amendatory
22 Act of the 96th General Assembly, pursuant to the
23 provisions of Sections 9-260, 9-265, 2-270, 16-135, and
24 16-140, review any omitted assessment proposed by the
25 county assessor and confirm, revise, correct, alter, or
26 modify the proposed assessment, as appears to be just.

1 No assessment may be changed by the board on its own
2 motion until the taxpayer in whose name the property is
3 assessed and the chief county assessment officer who
4 certified the assessment have been notified and given an
5 opportunity to be heard thereon. All taxing districts shall
6 have an opportunity to be heard on the matter.

7 (Source: P.A. 96-1553, eff. 3-10-11.)

8 Section 99. Effective date. This Act takes effect upon
9 becoming law.