

SB2543



102ND GENERAL ASSEMBLY

State of Illinois

2021 and 2022

SB2543

Introduced 2/26/2021, by Sen. Melinda Bush

SYNOPSIS AS INTRODUCED:

35 ILCS 200/10-31

Amends the Property Tax Code. Provides that, in counties of less than 3,000,000 inhabitants, beginning in assessment year 2024, lots that have been platted and subdivided shall be assessed based on the estimated price the property would bring at a fair voluntary sale (currently, based on the assessed value assigned to the property when last assessed prior to its last transfer or conveyance).

LRB102 16265 HLH 21647 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 Section 10-31 as follows:

6 (35 ILCS 200/10-31)

7 Sec. 10-31. Subdivisions; counties of less than 3,000,000.

8 (a) In counties with less than 3,000,000 inhabitants, the
9 platting and subdivision of property into separate lots and
10 the development of the subdivided property with streets,
11 sidewalks, curbs, gutters, sewer, water and utility lines
12 shall not increase the assessed valuation of all or any part of
13 the property, if:

14 (1) The property is platted and subdivided in
15 accordance with the Plat Act;

16 (2) The platting occurs after January 1, 1978;

17 (3) At the time of platting the property is in excess
18 of 5 acres; and

19 (4) At the time of platting or replatting the property
20 is vacant or used as a farm as defined in Section 1-60.

21 (b) Except as provided in subsection (c) of this Section,
22 prior to the 2024 assessment year, the assessed valuation of
23 property so platted and subdivided shall be determined based

1 on the assessed value assigned to the property when last
2 assessed prior to its last transfer or conveyance. Prior to
3 the 2024 assessment year, an ~~An~~ initial sale of any platted
4 lot, including a lot that is vacant, or a transfer to a holder
5 of a mortgage, as defined in Section 15-1207 of the Code of
6 Civil Procedure, pursuant to a mortgage foreclosure proceeding
7 or pursuant to a transfer in lieu of foreclosure, does not
8 disqualify that lot from the provisions of this subsection
9 (b). Beginning with the 2024 assessment year, except as
10 provided in subsection (c) of this Section, all lots so
11 platted and subdivided shall be assessed based on the
12 estimated price the property would bring at a fair voluntary
13 sale.

14 (c) Upon completion of a habitable structure on any lot of
15 subdivided property, or upon the use of any lot, either alone
16 or in conjunction with any contiguous property, for any
17 business, commercial or residential purpose: (i) the
18 provisions of subsection (b) of this Section shall no longer
19 apply in determining the assessed valuation of the lot, (ii)
20 each lot shall be assessed without regard to any provision of
21 this Section, and (iii) the assessed valuation of the
22 remaining property, when next determined, shall be reduced
23 proportionately to reflect the exclusion of the property that
24 no longer qualifies for valuation under this Section. Holding
25 or offering a platted lot for initial sale shall not
26 constitute a use of the lot for business, commercial or

1 residential purposes unless a habitable structure is situated
2 on the lot or unless the lot is otherwise used for a business,
3 commercial or residential purpose. The replatting of a
4 subdivision or portion of a subdivision does not disqualify
5 the replatted lots from the provisions of subsection (b).

6 (d) This Section applies on and after the effective date
7 of this amendatory Act of the 96th General Assembly and
8 through December 31, 2011.

9 (Source: P.A. 96-480, eff. 8-14-09.)