



Sen. Donne E. Trotter

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09700SB3676sam001

LRB097 18374 HLH 67968 a

1 AMENDMENT TO SENATE BILL 3676

2 AMENDMENT NO. \_\_\_\_\_. Amend Senate Bill 3676 by replacing  
3 everything after the enacting clause with the following:

4 "Section 5. The Property Tax Code is amended by adding  
5 Section 15-173 as follows:

6 (35 ILCS 200/15-173 new)

7 Sec. 15-173. Foreclosed property; reduction.

8 (a) Beginning July 1, 2012 and ending June 30, 2020, the  
9 chief county assessment officer shall reduce the assessed value  
10 of the improvements to residential real property to 10% of the  
11 equalized assessed value of those improvements on June 30,  
12 2012, if and only if all of the following factors have been  
13 met:

14 (1) the improvements are predominantly residential;

15 (2) the parcel was purchased or otherwise conveyed to  
16 the taxpayer after January 1, 2008;

1           (3) the parcel was the subject of a judicial  
2           foreclosure sale that occurred after January 1, 2008;

3           (4) an existing, predominantly residential dwelling  
4           structure of no more than 6 units is present on the parcel,  
5           and that residential dwelling was unoccupied at the time of  
6           conveyance;

7           (5) the taxpayer does not occupy or intend to occupy  
8           the residential dwelling as his or her principal residence;

9           (6) the taxpayer immediately secures the residential  
10           dwelling in accordance with the requirements of this  
11           Section; and

12           (7) the taxpayer completes all rehabilitation within 9  
13           months of conveyance;

14           (8) the property meets local building code  
15           requirements; and

16           (9) there exist no liens for back taxes or other tax  
17           liens on the parcel.

18           (b) For purposes of this Section, "secure" means that:

19           (1) all doors and windows are closed and secured using:  
20           secure doors; windows without broken or cracked panes;  
21           commercial-quality metal security panels, filled with  
22           like-kind material as the surrounding wall; or plywood  
23           installed and secured in accordance with local ordinance.  
24           At least one building entrance shall be accessible from the  
25           exterior and secured with a door that is locked to allow  
26           access only to authorized persons;

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

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

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

10           (5) the property is winterized when appropriate;

11           (6) the exterior of the improvements are reasonably  
12           maintained to ensure the safety of passersby; and

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

15           (c) In order to be eligible for and receive benefits  
16           conferred by this Section, the taxpayer must submit an  
17           affidavit with the regularly scheduled property tax payment  
18           setting forth the following information:

19           (1) postal address;

20           (2) permanent index number; and

21           (3) that all conditions of this Section have been met.

22           (d) The reduction outlined in this Section shall be  
23           activated when the affidavit described in this Section is  
24           submitted to and accepted by the chief county assessment  
25           officer and shall continue for a period of 5 years.

26           (e) At the completion of the assessment freeze period

1 described here, the entire parcel be assessed as otherwise  
2 provided in this Code.

3 Section 99. Effective date. This Act takes effect upon  
4 becoming law.".