



98TH GENERAL ASSEMBLY

State of Illinois

2013 and 2014

HB3715

by Rep. Barbara Wheeler

SYNOPSIS AS INTRODUCED:

35 ILCS 200/15-180

Amends the Property Tax Code. Provides that the homestead exemption is \$100,000 (now \$75,000) beginning January 1, 2015. Provides that a homestead exemption claimed for improvements to make the property accessible to a disabled person or a senior citizen who uses the property as his or her primary residence shall continue for as long as the disabled person or senior citizen uses the property as his or her primary residence.

LRB098 14325 HLH 48951 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 changing
5 Section 15-180 as follows:

6 (35 ILCS 200/15-180)

7 Sec. 15-180. Homestead improvements. Homestead properties
8 that have been improved and residential structures on homestead
9 property that have been rebuilt following a catastrophic event
10 are entitled to a homestead improvement exemption, limited to
11 \$30,000 per year through December 31, 1997, \$45,000 beginning
12 January 1, 1998 and through December 31, 2003, ~~and \$75,000 per~~
13 ~~year for that homestead property~~ beginning January 1, 2004 and
14 through December 31, 2014, and \$100,000 per year for that
15 homestead property beginning January 1, 2015 and thereafter, in
16 fair cash value, when that property is owned and used
17 exclusively for a residential purpose and upon demonstration
18 that a proposed increase in assessed value is attributable
19 solely to a new improvement of an existing structure or the
20 rebuilding of a residential structure following a catastrophic
21 event. To be eligible for an exemption under this Section after
22 a catastrophic event, the residential structure must be rebuilt
23 within 2 years after the catastrophic event. The exemption for

1 rebuilt structures under this Section applies to the increase
2 in value of the rebuilt structure over the value of the
3 structure before the catastrophic event. The amount of the
4 exemption shall be limited to the fair cash value added by the
5 new improvement or rebuilding. If an exemption is claimed under
6 this section for improvements made to a homestead property in
7 order to make the property accessible to a disabled person or
8 senior citizen who uses the property as his or her primary
9 residence, the exemption shall continue so long as a disabled
10 person or senior citizen uses the property as his or her
11 primary residence. Otherwise, the exemption ~~and~~ shall continue
12 for 4 years from the date the improvement or rebuilding is
13 completed and occupied, or until the next following general
14 assessment of that property, whichever is later.

15 A proclamation of disaster by the President of the United
16 States or Governor of the State of Illinois is not a
17 prerequisite to the classification of an occurrence as a
18 catastrophic event under this Section. A "catastrophic event"
19 may include an occurrence of widespread or severe damage or
20 loss of property resulting from any catastrophic cause
21 including but not limited to fire, including arson (provided
22 the fire was not caused by the willful action of an owner or
23 resident of the property), flood, earthquake, wind, storm,
24 explosion, or extended periods of severe inclement weather. In
25 the case of a residential structure affected by flooding, the
26 structure shall not be eligible for this homestead improvement

1 exemption unless it is located within a local jurisdiction
2 which is participating in the National Flood Insurance Program.

3 In counties of less than 3,000,000 inhabitants, in addition
4 to the notice requirement under Section 12-30, a supervisor of
5 assessments, county assessor, or township or multi-township
6 assessor responsible for adding an assessable improvement to a
7 residential property's assessment shall either notify a
8 taxpayer whose assessment has been changed since the last
9 preceding assessment that he or she may be eligible for the
10 exemption provided under this Section or shall grant the
11 exemption automatically.

12 Beginning January 1, 1999, in counties of 3,000,000 or more
13 inhabitants, an application for a homestead improvement
14 exemption for a residential structure that has been rebuilt
15 following a catastrophic event must be submitted to the Chief
16 County Assessment Officer with a valuation complaint and a copy
17 of the building permit to rebuild the structure. The Chief
18 County Assessment Officer may require additional documentation
19 which must be provided by the applicant.

20 Notwithstanding Sections 6 and 8 of the State Mandates Act,
21 no reimbursement by the State is required for the
22 implementation of any mandate created by this Section.

23 (Source: P.A. 93-715, eff. 7-12-04.)