



Rep. Al Riley

**Filed: 5/25/2016**

09900SB2427ham001

LRB099 15844 HLH 49175 a

1 AMENDMENT TO SENATE BILL 2427

2 AMENDMENT NO. \_\_\_\_\_. Amend Senate Bill 2427 by replacing  
3 everything after the enacting clause with the following:

4 "Section 5. The Property Tax Code is amended by changing  
5 Sections 9-275 and 15-175 as follows:

6 (35 ILCS 200/9-275)

7 Sec. 9-275. Erroneous homestead exemptions.

8 (a) For purposes of this Section:

9 "Erroneous homestead exemption" means a homestead  
10 exemption that was granted for real property in a taxable year  
11 if the property was not eligible for that exemption in that  
12 taxable year. If the taxpayer receives an erroneous homestead  
13 exemption under a single Section of this Code for the same  
14 property in multiple years, that exemption is considered a  
15 single erroneous homestead exemption for purposes of this  
16 Section. However, if the taxpayer receives erroneous homestead

1 exemptions under multiple Sections of this Code for the same  
2 property, or if the taxpayer receives erroneous homestead  
3 exemptions under the same Section of this Code for multiple  
4 properties, then each of those exemptions is considered a  
5 separate erroneous homestead exemption for purposes of this  
6 Section.

7 "Homestead exemption" means an exemption under Section  
8 15-165 (veterans with disabilities), 15-167 (returning  
9 veterans), 15-168 (persons with disabilities), 15-169  
10 (standard homestead for veterans with disabilities), 15-170  
11 (senior citizens), 15-172 (senior citizens assessment freeze),  
12 15-175 (general homestead), 15-176 (alternative general  
13 homestead), or 15-177 (long-time occupant).

14 "Erroneous exemption principal amount" means the total  
15 difference between the property taxes actually billed to a  
16 property index number and the amount of property taxes that  
17 would have been billed but for the erroneous exemption or  
18 exemptions.

19 "Taxpayer" means the property owner or leasehold owner that  
20 erroneously received a homestead exemption upon property.

21 (b) Notwithstanding any other provision of law, in counties  
22 with 3,000,000 or more inhabitants, the chief county assessment  
23 officer shall include the following information with each  
24 assessment notice sent in a general assessment year: (1) a list  
25 of each homestead exemption available under Article 15 of this  
26 Code and a description of the eligibility criteria for that

1 exemption; (2) a list of each homestead exemption applied to  
2 the property in the current assessment year; (3) information  
3 regarding penalties and interest that may be incurred under  
4 this Section if the taxpayer received an erroneous homestead  
5 exemption in a previous taxable year; and (4) notice of the  
6 60-day grace period available under this subsection. If, within  
7 60 days after receiving his or her assessment notice, the  
8 taxpayer notifies the chief county assessment officer that he  
9 or she received an erroneous homestead exemption in a previous  
10 taxable year, and if the taxpayer pays the erroneous exemption  
11 principal amount, plus interest as provided in subsection (f),  
12 then the taxpayer shall not be liable for the penalties  
13 provided in subsection (f) with respect to that exemption.

14 (c) In counties with 3,000,000 or more inhabitants, when  
15 the chief county assessment officer determines that one or more  
16 erroneous homestead exemptions was applied to the property, the  
17 erroneous exemption principal amount, together with all  
18 applicable interest and penalties as provided in subsections  
19 (f) and (j), shall constitute a lien in the name of the People  
20 of Cook County on the property receiving the erroneous  
21 homestead exemption. Upon becoming aware of the existence of  
22 one or more erroneous homestead exemptions, the chief county  
23 assessment officer shall cause to be served, by both regular  
24 mail and certified mail, a notice of discovery as set forth in  
25 subsection (c-5). The chief county assessment officer in a  
26 county with 3,000,000 or more inhabitants may cause a lien to

1 be recorded against property that (1) is located in the county  
2 and (2) received one or more erroneous homestead exemptions if,  
3 upon determination of the chief county assessment officer, the  
4 taxpayer received: (A) one or 2 erroneous homestead exemptions  
5 for real property, including at least one erroneous homestead  
6 exemption granted for the property against which the lien is  
7 sought, during any of the 3 collection years immediately prior  
8 to the current collection year in which the notice of discovery  
9 is served; or (B) 3 or more erroneous homestead exemptions for  
10 real property, including at least one erroneous homestead  
11 exemption granted for the property against which the lien is  
12 sought, during any of the 6 collection years immediately prior  
13 to the current collection year in which the notice of discovery  
14 is served. Prior to recording the lien against the property,  
15 the chief county assessment officer shall cause to be served,  
16 by both regular mail and certified mail, return receipt  
17 requested, on the person to whom the most recent tax bill was  
18 mailed and the owner of record, a notice of intent to record a  
19 lien against the property. The chief county assessment officer  
20 shall cause the notice of intent to record a lien to be served  
21 within 3 years from the date on which the notice of discovery  
22 was served.

23 (c-5) The notice of discovery described in subsection (c)  
24 shall: (1) identify, by property index number, the property for  
25 which the chief county assessment officer has knowledge  
26 indicating the existence of an erroneous homestead exemption;

1 (2) set forth the taxpayer's liability for principal, interest,  
2 penalties, and administrative costs including, but not limited  
3 to, recording fees described in subsection (f); (3) inform the  
4 taxpayer that he or she will be served with a notice of intent  
5 to record a lien within 3 years from the date of service of the  
6 notice of discovery; ~~and~~ (4) inform the taxpayer that he or she  
7 may pay the outstanding amount, plus interest, penalties, and  
8 administrative costs at any time prior to being served with the  
9 notice of intent to record a lien or within 30 days after the  
10 notice of intent to record a lien is served; and (5) inform the  
11 taxpayer that, if the taxpayer provided notice to the chief  
12 county assessment officer as provided in subsection (d-1) of  
13 Section 15-175 of this Code, upon submission by the taxpayer of  
14 evidence of timely notice and receipt thereof by the chief  
15 county assessment officer, the chief county assessment officer  
16 will withdraw the notice of discovery and reissue a notice of  
17 discovery in compliance with this Section in which the taxpayer  
18 is not liable for interest and penalties for the current tax  
19 year in which the notice was received.

20 For the purposes of this subsection (c-5):

21 "Collection year" means the year in which the first and  
22 second installment of the current tax year is billed.

23 "Current tax year" means the year prior to the  
24 collection year.

25 (d) The notice of intent to record a lien described in  
26 subsection (c) shall: (1) identify, by property index number,

1 the property against which the lien is being sought; (2)  
2 identify each specific homestead exemption that was  
3 erroneously granted and the year or years in which each  
4 exemption was granted; (3) set forth the erroneous exemption  
5 principal amount due and the interest amount and any penalty  
6 and administrative costs due; (4) inform the taxpayer that he  
7 or she may request a hearing within 30 days after service and  
8 may appeal the hearing officer's ruling to the circuit court;  
9 (5) inform the taxpayer that he or she may pay the erroneous  
10 exemption principal amount, plus interest and penalties,  
11 within 30 days after service; and (6) inform the taxpayer that,  
12 if the lien is recorded against the property, the amount of the  
13 lien will be adjusted to include the applicable recording fee  
14 and that fees for recording a release of the lien shall be  
15 incurred by the taxpayer. A lien shall not be filed pursuant to  
16 this Section if the taxpayer pays the erroneous exemption  
17 principal amount, plus penalties and interest, within 30 days  
18 of service of the notice of intent to record a lien.

19 (e) The notice of intent to record a lien shall also  
20 include a form that the taxpayer may return to the chief county  
21 assessment officer to request a hearing. The taxpayer may  
22 request a hearing by returning the form within 30 days after  
23 service. The hearing shall be held within 90 days after the  
24 taxpayer is served. The chief county assessment officer shall  
25 promulgate rules of service and procedure for the hearing. The  
26 chief county assessment officer must generally follow rules of

1 evidence and practices that prevail in the county circuit  
2 courts, but, because of the nature of these proceedings, the  
3 chief county assessment officer is not bound by those rules in  
4 all particulars. The chief county assessment officer shall  
5 appoint a hearing officer to oversee the hearing. The taxpayer  
6 shall be allowed to present evidence to the hearing officer at  
7 the hearing. After taking into consideration all the relevant  
8 testimony and evidence, the hearing officer shall make an  
9 administrative decision on whether the taxpayer was  
10 erroneously granted a homestead exemption for the taxable year  
11 in question. The taxpayer may appeal the hearing officer's  
12 ruling to the circuit court of the county where the property is  
13 located as a final administrative decision under the  
14 Administrative Review Law.

15 (f) A lien against the property imposed under this Section  
16 shall be filed with the county recorder of deeds, but may not  
17 be filed sooner than 60 days after the notice of intent to  
18 record a lien was delivered to the taxpayer if the taxpayer  
19 does not request a hearing, or until the conclusion of the  
20 hearing and all appeals if the taxpayer does request a hearing.  
21 If a lien is filed pursuant to this Section and the taxpayer  
22 received one or 2 erroneous homestead exemptions during any of  
23 the 3 collection years immediately prior to the current  
24 collection year in which the notice of discovery is served,  
25 then the erroneous exemption principal amount, plus 10%  
26 interest per annum or portion thereof from the date the

1 erroneous exemption principal amount would have become due if  
2 properly included in the tax bill, shall be charged against the  
3 property by the chief county assessment officer. However, if a  
4 lien is filed pursuant to this Section and the taxpayer  
5 received 3 or more erroneous homestead exemptions during any of  
6 the 6 collection years immediately prior to the current  
7 collection year in which the notice of discovery is served, the  
8 erroneous exemption principal amount, plus a penalty of 50% of  
9 the total amount of the erroneous exemption principal amount  
10 for that property and 10% interest per annum or portion thereof  
11 from the date the erroneous exemption principal amount would  
12 have become due if properly included in the tax bill, shall be  
13 charged against the property by the chief county assessment  
14 officer. If a lien is filed pursuant to this Section, the  
15 taxpayer shall not be liable for interest that accrues between  
16 the date the notice of discovery is served and the date the  
17 lien is filed. Before recording the lien with the county  
18 recorder of deeds, the chief county assessment officer shall  
19 adjust the amount of the lien to add administrative costs,  
20 including but not limited to the applicable recording fee, to  
21 the total lien amount.

22 (g) If a person received an erroneous homestead exemption  
23 under Section 15-170 and: (1) the person was the spouse, child,  
24 grandchild, brother, sister, niece, or nephew of the previous  
25 taxpayer; and (2) the person received the property by bequest  
26 or inheritance; then the person is not liable for the penalties



1 imposed under this Section for any year or years during which  
2 the chief county assessment officer did not require an annual  
3 application for the exemption. However, that person is  
4 responsible for any interest owed under subsection (f).

5 (h) If the erroneous homestead exemption was granted as a  
6 result of a clerical error or omission on the part of the chief  
7 county assessment officer, and if the taxpayer has paid the tax  
8 bills as received for the year in which the error occurred,  
9 then the interest and penalties authorized by this Section with  
10 respect to that homestead exemption shall not be chargeable to  
11 the taxpayer. However, nothing in this Section shall prevent  
12 the collection of the erroneous exemption principal amount due  
13 and owing.

14 (i) A lien under this Section is not valid as to (1) any  
15 bona fide purchaser for value without notice of the erroneous  
16 homestead exemption whose rights in and to the underlying  
17 parcel arose after the erroneous homestead exemption was  
18 granted but before the filing of the notice of lien; or (2) any  
19 mortgagee, judgment creditor, or other lienor whose rights in  
20 and to the underlying parcel arose before the filing of the  
21 notice of lien. A title insurance policy for the property that  
22 is issued by a title company licensed to do business in the  
23 State showing that the property is free and clear of any liens  
24 imposed under this Section shall be prima facie evidence that  
25 the taxpayer is without notice of the erroneous homestead  
26 exemption. Nothing in this Section shall be deemed to impair

1 the rights of subsequent creditors and subsequent purchasers  
2 under Section 30 of the Conveyances Act.

3 (j) When a lien is filed against the property pursuant to  
4 this Section, the chief county assessment officer shall mail a  
5 copy of the lien to the person to whom the most recent tax bill  
6 was mailed and to the owner of record, and the outstanding  
7 liability created by such a lien is due and payable within 30  
8 days after the mailing of the lien by the chief county  
9 assessment officer. This liability is deemed delinquent and  
10 shall bear interest beginning on the day after the due date at  
11 a rate of 1.5% per month or portion thereof. Payment shall be  
12 made to the county treasurer. Upon receipt of the full amount  
13 due, as determined by the chief county assessment officer, the  
14 county treasurer shall distribute the amount paid as provided  
15 in subsection (k). Upon presentment by the taxpayer to the  
16 chief county assessment officer of proof of payment of the  
17 total liability, the chief county assessment officer shall  
18 provide in reasonable form a release of the lien. The release  
19 of the lien provided shall clearly inform the taxpayer that it  
20 is the responsibility of the taxpayer to record the lien  
21 release form with the county recorder of deeds and to pay any  
22 applicable recording fees.

23 (k) The county treasurer shall pay collected erroneous  
24 exemption principal amounts, pro rata, to the taxing districts,  
25 or their legal successors, that levied upon the subject  
26 property in the taxable year or years for which the erroneous

1 homestead exemptions were granted, except as set forth in this  
2 Section. The county treasurer shall deposit collected  
3 penalties and interest into a special fund established by the  
4 county treasurer to offset the costs of administration of the  
5 provisions of this Section by the chief county assessment  
6 officer's office, as appropriated by the county board. If the  
7 costs of administration of this Section exceed the amount of  
8 interest and penalties collected in the special fund, the chief  
9 county assessor shall be reimbursed by each taxing district or  
10 their legal successors for those costs. Such costs shall be  
11 paid out of the funds collected by the county treasurer on  
12 behalf of each taxing district pursuant to this Section.

13 (1) The chief county assessment officer in a county with  
14 3,000,000 or more inhabitants shall establish an amnesty period  
15 for all taxpayers owing any tax due to an erroneous homestead  
16 exemption granted in a tax year prior to the 2013 tax year. The  
17 amnesty period shall begin on the effective date of this  
18 amendatory Act of the 98th General Assembly and shall run  
19 through December 31, 2013. If, during the amnesty period, the  
20 taxpayer pays the entire arrearage of taxes due for tax years  
21 prior to 2013, the county clerk shall abate and not seek to  
22 collect any interest or penalties that may be applicable and  
23 shall not seek civil or criminal prosecution for any taxpayer  
24 for tax years prior to 2013. Failure to pay all such taxes due  
25 during the amnesty period established under this Section shall  
26 invalidate the amnesty period for that taxpayer.

1           The chief county assessment officer in a county with  
2           3,000,000 or more inhabitants shall (i) mail notice of the  
3           amnesty period with the tax bills for the second installment of  
4           taxes for the 2012 assessment year and (ii) as soon as possible  
5           after the effective date of this amendatory Act of the 98th  
6           General Assembly, publish notice of the amnesty period in a  
7           newspaper of general circulation in the county. Notices shall  
8           include information on the amnesty period, its purpose, and the  
9           method by which to make payment.

10          Taxpayers who are a party to any criminal investigation or  
11          to any civil or criminal litigation that is pending in any  
12          circuit court or appellate court, or in the Supreme Court of  
13          this State, for nonpayment, delinquency, or fraud in relation  
14          to any property tax imposed by any taxing district located in  
15          the State on the effective date of this amendatory Act of the  
16          98th General Assembly may not take advantage of the amnesty  
17          period.

18          A taxpayer who has claimed 3 or more homestead exemptions  
19          in error shall not be eligible for the amnesty period  
20          established under this subsection.

21          (Source: P.A. 98-93, eff. 7-16-13; 98-756, eff. 7-16-14;  
22          98-811, eff. 1-1-15; 98-1143, eff. 1-1-15; 99-143, eff.  
23          7-27-15.)

24                   (35 ILCS 200/15-175)

25                   Sec. 15-175. General homestead exemption.

1           (a) Except as provided in Sections 15-176 and 15-177,  
2 homestead property is entitled to an annual homestead exemption  
3 limited, except as described here with relation to  
4 cooperatives, to a reduction in the equalized assessed value of  
5 homestead property equal to the increase in equalized assessed  
6 value for the current assessment year above the equalized  
7 assessed value of the property for 1977, up to the maximum  
8 reduction set forth below. If however, the 1977 equalized  
9 assessed value upon which taxes were paid is subsequently  
10 determined by local assessing officials, the Property Tax  
11 Appeal Board, or a court to have been excessive, the equalized  
12 assessed value which should have been placed on the property  
13 for 1977 shall be used to determine the amount of the  
14 exemption.

15           (b) Except as provided in Section 15-176, the maximum  
16 reduction before taxable year 2004 shall be \$4,500 in counties  
17 with 3,000,000 or more inhabitants and \$3,500 in all other  
18 counties. Except as provided in Sections 15-176 and 15-177, for  
19 taxable years 2004 through 2007, the maximum reduction shall be  
20 \$5,000, for taxable year 2008, the maximum reduction is \$5,500,  
21 and, for taxable years 2009 through 2011, the maximum reduction  
22 is \$6,000 in all counties. For taxable years 2012 and  
23 thereafter, the maximum reduction is \$7,000 in counties with  
24 3,000,000 or more inhabitants and \$6,000 in all other counties.  
25 If a county has elected to subject itself to the provisions of  
26 Section 15-176 as provided in subsection (k) of that Section,

1 then, for the first taxable year only after the provisions of  
2 Section 15-176 no longer apply, for owners who, for the taxable  
3 year, have not been granted a senior citizens assessment freeze  
4 homestead exemption under Section 15-172 or a long-time  
5 occupant homestead exemption under Section 15-177, there shall  
6 be an additional exemption of \$5,000 for owners with a  
7 household income of \$30,000 or less.

8 (c) In counties with fewer than 3,000,000 inhabitants, if,  
9 based on the most recent assessment, the equalized assessed  
10 value of the homestead property for the current assessment year  
11 is greater than the equalized assessed value of the property  
12 for 1977, the owner of the property shall automatically receive  
13 the exemption granted under this Section in an amount equal to  
14 the increase over the 1977 assessment up to the maximum  
15 reduction set forth in this Section.

16 (d) If in any assessment year beginning with the 2000  
17 assessment year, homestead property has a pro-rata valuation  
18 under Section 9-180 resulting in an increase in the assessed  
19 valuation, a reduction in equalized assessed valuation equal to  
20 the increase in equalized assessed value of the property for  
21 the year of the pro-rata valuation above the equalized assessed  
22 value of the property for 1977 shall be applied to the property  
23 on a proportionate basis for the period the property qualified  
24 as homestead property during the assessment year. The maximum  
25 proportionate homestead exemption shall not exceed the maximum  
26 homestead exemption allowed in the county under this Section

1 divided by 365 and multiplied by the number of days the  
2 property qualified as homestead property.

3 (d-1) In counties with 3,000,000 or more inhabitants, where  
4 the chief county assessment officer provides a notice of  
5 discovery, if a property is not occupied by its owner as a  
6 principal residence as of January 1 of the current tax year,  
7 then the property owner shall notify the chief county  
8 assessment officer of that fact on a form prescribed by the  
9 chief county assessment officer. That notice must be received  
10 by the chief county assessment officer on or before March 1 of  
11 the collection year. If mailed, the form shall be sent by  
12 certified mail, return receipt requested. If the form is  
13 provided in person, the chief county assessment officer shall  
14 provide a date stamped copy of the notice. Failure to provide  
15 timely notice pursuant to this section (d-1) shall result in  
16 the exemption being treated as an erroneous exemption. Upon  
17 timely receipt of the notice for the current tax year, no  
18 exemption shall be applied to the property for the current tax  
19 year. If the exemption is not removed upon timely receipt of  
20 the notice by the chief assessment officer, then the error is  
21 considered granted as a result of a clerical error or omission  
22 on the part of the chief county assessment officer as described  
23 in subsection (h) of Section 9-275, and the property owner  
24 shall not be liable for the payment of interest and penalties  
25 due to the erroneous exemption for the current tax year for  
26 which the notice was filed after the date that notice was

1 timely received pursuant to this subsection. Notice provided  
2 under this subsection shall not constitute a defense or amnesty  
3 for prior year erroneous exemptions.

4 For the purposes of this subsection (d-1):

5 "Collection year" means the year in which the first and  
6 second installment of the current tax year is billed.

7 "Current tax year" means the year prior to the  
8 collection year.

9 (e) The chief county assessment officer may, when  
10 considering whether to grant a leasehold exemption under this  
11 Section, require the following conditions to be met:

12 (1) that a notarized application for the exemption,  
13 signed by both the owner and the lessee of the property,  
14 must be submitted each year during the application period  
15 in effect for the county in which the property is located;

16 (2) that a copy of the lease must be filed with the  
17 chief county assessment officer by the owner of the  
18 property at the time the notarized application is  
19 submitted;

20 (3) that the lease must expressly state that the lessee  
21 is liable for the payment of property taxes; and

22 (4) that the lease must include the following language  
23 in substantially the following form:

24 "Lessee shall be liable for the payment of real  
25 estate taxes with respect to the residence in  
26 accordance with the terms and conditions of Section



1 15-175 of the Property Tax Code (35 ILCS 200/15-175).  
2 The permanent real estate index number for the premises  
3 is (insert number), and, according to the most recent  
4 property tax bill, the current amount of real estate  
5 taxes associated with the premises is (insert amount)  
6 per year. The parties agree that the monthly rent set  
7 forth above shall be increased or decreased pro rata  
8 (effective January 1 of each calendar year) to reflect  
9 any increase or decrease in real estate taxes. Lessee  
10 shall be deemed to be satisfying Lessee's liability for  
11 the above mentioned real estate taxes with the monthly  
12 rent payments as set forth above (or increased or  
13 decreased as set forth herein).".

14 In addition, if there is a change in lessee, or if the  
15 lessee vacates the property, then the chief county assessment  
16 officer may require the owner of the property to notify the  
17 chief county assessment officer of that change.

18 This subsection (e) does not apply to leasehold interests  
19 in property owned by a municipality.

20 (f) "Homestead property" under this Section includes  
21 residential property that is occupied by its owner or owners as  
22 his or their principal dwelling place, or that is a leasehold  
23 interest on which a single family residence is situated, which  
24 is occupied as a residence by a person who has an ownership  
25 interest therein, legal or equitable or as a lessee, and on  
26 which the person is liable for the payment of property taxes.

1 For land improved with an apartment building owned and operated  
2 as a cooperative or a building which is a life care facility as  
3 defined in Section 15-170 and considered to be a cooperative  
4 under Section 15-170, the maximum reduction from the equalized  
5 assessed value shall be limited to the increase in the value  
6 above the equalized assessed value of the property for 1977, up  
7 to the maximum reduction set forth above, multiplied by the  
8 number of apartments or units occupied by a person or persons  
9 who is liable, by contract with the owner or owners of record,  
10 for paying property taxes on the property and is an owner of  
11 record of a legal or equitable interest in the cooperative  
12 apartment building, other than a leasehold interest. For  
13 purposes of this Section, the term "life care facility" has the  
14 meaning stated in Section 15-170.

15 "Household", as used in this Section, means the owner, the  
16 spouse of the owner, and all persons using the residence of the  
17 owner as their principal place of residence.

18 "Household income", as used in this Section, means the  
19 combined income of the members of a household for the calendar  
20 year preceding the taxable year.

21 "Income", as used in this Section, has the same meaning as  
22 provided in Section 3.07 of the Senior Citizens and Persons  
23 with Disabilities Property Tax Relief Act, except that "income"  
24 does not include veteran's benefits.

25 (g) In a cooperative where a homestead exemption has been  
26 granted, the cooperative association or its management firm

1 shall credit the savings resulting from that exemption only to  
2 the apportioned tax liability of the owner who qualified for  
3 the exemption. Any person who willfully refuses to so credit  
4 the savings shall be guilty of a Class B misdemeanor.

5 (h) Where married persons maintain and reside in separate  
6 residences qualifying as homestead property, each residence  
7 shall receive 50% of the total reduction in equalized assessed  
8 valuation provided by this Section.

9 (i) In all counties, the assessor or chief county  
10 assessment officer may determine the eligibility of  
11 residential property to receive the homestead exemption and the  
12 amount of the exemption by application, visual inspection,  
13 questionnaire or other reasonable methods. The determination  
14 shall be made in accordance with guidelines established by the  
15 Department, provided that the taxpayer applying for an  
16 additional general exemption under this Section shall submit to  
17 the chief county assessment officer an application with an  
18 affidavit of the applicant's total household income, age,  
19 marital status (and, if married, the name and address of the  
20 applicant's spouse, if known), and principal dwelling place of  
21 members of the household on January 1 of the taxable year. The  
22 Department shall issue guidelines establishing a method for  
23 verifying the accuracy of the affidavits filed by applicants  
24 under this paragraph. The applications shall be clearly marked  
25 as applications for the Additional General Homestead  
26 Exemption.

1           (i-5) This subsection (i-5) applies to counties with  
2           3,000,000 or more inhabitants. In the event of a sale of  
3           homestead property, the homestead exemption shall remain in  
4           effect for the remainder of the assessment year of the sale.  
5           Upon receipt of a transfer declaration transmitted by the  
6           recorder pursuant to Section 31-30 of the Real Estate Transfer  
7           Tax Law for property receiving an exemption under this Section,  
8           the assessor shall mail a notice and forms to the new owner of  
9           the property providing information pertaining to the rules and  
10          applicable filing periods for applying or reapplying for  
11          homestead exemptions under this Code for which the property may  
12          be eligible. If the new owner fails to apply or reapply for a  
13          homestead exemption during the applicable filing period or the  
14          property no longer qualifies for an existing homestead  
15          exemption, the assessor shall cancel such exemption for any  
16          ensuing assessment year.

17          (j) In counties with fewer than 3,000,000 inhabitants, in  
18          the event of a sale of homestead property the homestead  
19          exemption shall remain in effect for the remainder of the  
20          assessment year of the sale. The assessor or chief county  
21          assessment officer may require the new owner of the property to  
22          apply for the homestead exemption for the following assessment  
23          year.

24          (k) Notwithstanding Sections 6 and 8 of the State Mandates  
25          Act, no reimbursement by the State is required for the  
26          implementation of any mandate created by this Section.

1 (Source: P.A. 98-7, eff. 4-23-13; 98-463, eff. 8-16-13; 99-143,  
2 eff. 7-27-15; 99-164, eff. 7-28-15; revised 8-25-15.)

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