

1 AN ACT concerning taxes.

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 18-185 as follows:

6 (35 ILCS 200/18-185)

7 Sec. 18-185. Short Title ~~title~~; Definitions ~~definitions~~.

8 This Division 5 may be cited as the Property Tax Extension  
9 Limitation Law. As used in this Division 5:

10 "Consumer Price Index" means the Consumer Price Index for  
11 All Urban Consumers for all items published by the United  
12 States Department of Labor.

13 "Extension limitation" means (a) the lesser of 5% or the  
14 percentage increase in the Consumer Price Index during the  
15 12-month calendar year preceding the levy year or (b) the  
16 rate of increase approved by voters under Section 18-205.

17 "Affected county" means a county of 3,000,000 or more  
18 inhabitants or a county contiguous to a county of 3,000,000  
19 or more inhabitants.

20 "Taxing district" has the same meaning provided in  
21 Section 1-150, except as otherwise provided in this Section.  
22 For the 1991 through 1994 levy years only, "taxing district"  
23 includes only each non-home rule taxing district having the  
24 majority of its 1990 equalized assessed value within any  
25 county or counties contiguous to a county with 3,000,000 or  
26 more inhabitants. Beginning with the 1995 levy year, "taxing  
27 district" includes only each non-home rule taxing district  
28 subject to this Law before the 1995 levy year and each  
29 non-home rule taxing district not subject to this Law before  
30 the 1995 levy year having the majority of its 1994 equalized  
31 assessed value in an affected county or counties. Beginning

1 with the levy year in which this Law becomes applicable to a  
2 taxing district as provided in Section 18-213, "taxing  
3 district" also includes those taxing districts made subject  
4 to this Law as provided in Section 18-213.

5 "Aggregate extension" for taxing districts to which this  
6 Law applied before the 1995 levy year means the annual  
7 corporate extension for the taxing district and those special  
8 purpose extensions that are made annually for the taxing  
9 district, excluding special purpose extensions: (a) made for  
10 the taxing district to pay interest or principal on general  
11 obligation bonds that were approved by referendum; (b) made  
12 for any taxing district to pay interest or principal on  
13 general obligation bonds issued before October 1, 1991; (c)  
14 made for any taxing district to pay interest or principal on  
15 bonds issued to refund or continue to refund those bonds  
16 issued before October 1, 1991; (d) made for any taxing  
17 district to pay interest or principal on bonds issued to  
18 refund or continue to refund bonds issued after October 1,  
19 1991 that were approved by referendum; (e) made for any  
20 taxing district to pay interest or principal on revenue bonds  
21 issued before October 1, 1991 for payment of which a property  
22 tax levy or the full faith and credit of the unit of local  
23 government is pledged; however, a tax for the payment of  
24 interest or principal on those bonds shall be made only after  
25 the governing body of the unit of local government finds that  
26 all other sources for payment are insufficient to make those  
27 payments; (f) made for payments under a building commission  
28 lease when the lease payments are for the retirement of bonds  
29 issued by the commission before October 1, 1991, to pay for  
30 the building project; (g) made for payments due under  
31 installment contracts entered into before October 1, 1991;  
32 (h) made for payments of principal and interest on bonds  
33 issued under the Metropolitan Water Reclamation District Act  
34 to finance construction projects initiated before October 1,

1 1991; (i) made for payments of principal and interest on  
2 limited bonds, as defined in Section 3 of the Local  
3 Government Debt Reform Act, in an amount not to exceed the  
4 debt service extension base less the amount in items (b),  
5 (c), (e), and (h) of this definition for non-referendum  
6 obligations, except obligations initially issued pursuant to  
7 referendum; (j) made for payments of principal and interest  
8 on bonds issued under Section 15 of the Local Government Debt  
9 Reform Act; and (k) made by a school district that  
10 participates in the Special Education District of Lake  
11 County, created by special education joint agreement under  
12 Section 10-22.31 of the School Code, for payment of the  
13 school district's share of the amounts required to be  
14 contributed by the Special Education District of Lake County  
15 to the Illinois Municipal Retirement Fund under Article 7 of  
16 the Illinois Pension Code; the amount of any extension under  
17 this item (k) shall be certified by the school district to  
18 the county clerk.

19 "Aggregate extension" for the taxing districts to which  
20 this Law did not apply before the 1995 levy year (except  
21 taxing districts subject to this Law in accordance with  
22 Section 18-213) means the annual corporate extension for the  
23 taxing district and those special purpose extensions that are  
24 made annually for the taxing district, excluding special  
25 purpose extensions: (a) made for the taxing district to pay  
26 interest or principal on general obligation bonds that were  
27 approved by referendum; (b) made for any taxing district to  
28 pay interest or principal on general obligation bonds issued  
29 before March 1, 1995; (c) made for any taxing district to pay  
30 interest or principal on bonds issued to refund or continue  
31 to refund those bonds issued before March 1, 1995; (d) made  
32 for any taxing district to pay interest or principal on bonds  
33 issued to refund or continue to refund bonds issued after  
34 March 1, 1995 that were approved by referendum; (e) made for

1 any taxing district to pay interest or principal on revenue  
2 bonds issued before March 1, 1995 for payment of which a  
3 property tax levy or the full faith and credit of the unit of  
4 local government is pledged; however, a tax for the payment  
5 of interest or principal on those bonds shall be made only  
6 after the governing body of the unit of local government  
7 finds that all other sources for payment are insufficient to  
8 make those payments; (f) made for payments under a building  
9 commission lease when the lease payments are for the  
10 retirement of bonds issued by the commission before March 1,  
11 1995 to pay for the building project; (g) made for payments  
12 due under installment contracts entered into before March 1,  
13 1995; (h) made for payments of principal and interest on  
14 bonds issued under the Metropolitan Water Reclamation  
15 District Act to finance construction projects initiated  
16 before October 1, 1991; (i) made for payments of principal  
17 and interest on limited bonds, as defined in Section 3 of the  
18 Local Government Debt Reform Act, in an amount not to exceed  
19 the debt service extension base less the amount in items (b),  
20 (c), and (e) of this definition for non-referendum  
21 obligations, except obligations initially issued pursuant to  
22 referendum and bonds described in subsection (h) of this  
23 definition; (j) made for payments of principal and interest  
24 on bonds issued under Section 15 of the Local Government Debt  
25 Reform Act; (k) made for payments of principal and interest  
26 on bonds authorized by Public Act 88-503 and issued under  
27 Section 20a of the Chicago Park District Act for aquarium or  
28 museum projects; and (l) made for payments of principal and  
29 interest on bonds authorized by Public Act 87-1191 and issued  
30 under Section 42 of the Cook County Forest Preserve District  
31 Act for zoological park projects.

32 "Aggregate extension" for all taxing districts to which  
33 this Law applies in accordance with Section 18-213, except  
34 for those taxing districts subject to paragraph (2) of

1 subsection (e) of Section 18-213, means the annual corporate  
2 extension for the taxing district and those special purpose  
3 extensions that are made annually for the taxing district,  
4 excluding special purpose extensions: (a) made for the taxing  
5 district to pay interest or principal on general obligation  
6 bonds that were approved by referendum; (b) made for any  
7 taxing district to pay interest or principal on general  
8 obligation bonds issued before the date on which the  
9 referendum making this Law applicable to the taxing district  
10 is held; (c) made for any taxing district to pay interest or  
11 principal on bonds issued to refund or continue to refund  
12 those bonds issued before the date on which the referendum  
13 making this Law applicable to the taxing district is held;  
14 (d) made for any taxing district to pay interest or principal  
15 on bonds issued to refund or continue to refund bonds issued  
16 after the date on which the referendum making this Law  
17 applicable to the taxing district is held if the bonds were  
18 approved by referendum after the date on which the referendum  
19 making this Law applicable to the taxing district is held;  
20 (e) made for any taxing district to pay interest or principal  
21 on revenue bonds issued before the date on which the  
22 referendum making this Law applicable to the taxing district  
23 is held for payment of which a property tax levy or the full  
24 faith and credit of the unit of local government is pledged;  
25 however, a tax for the payment of interest or principal on  
26 those bonds shall be made only after the governing body of  
27 the unit of local government finds that all other sources for  
28 payment are insufficient to make those payments; (f) made for  
29 payments under a building commission lease when the lease  
30 payments are for the retirement of bonds issued by the  
31 commission before the date on which the referendum making  
32 this Law applicable to the taxing district is held to pay for  
33 the building project; (g) made for payments due under  
34 installment contracts entered into before the date on which

1 the referendum making this Law applicable to the taxing  
2 district is held; (h) made for payments of principal and  
3 interest on limited bonds, as defined in Section 3 of the  
4 Local Government Debt Reform Act, in an amount not to exceed  
5 the debt service extension base less the amount in items (b),  
6 (c), and (e) of this definition for non-referendum  
7 obligations, except obligations initially issued pursuant to  
8 referendum; (i) made for payments of principal and interest  
9 on bonds issued under Section 15 of the Local Government Debt  
10 Reform Act; and (j) made for a qualified airport authority to  
11 pay interest or principal on general obligation bonds issued  
12 for the purpose of paying obligations due under, or financing  
13 airport facilities required to be acquired, constructed,  
14 installed or equipped pursuant to, contracts entered into  
15 before March 1, 1996 (but not including any amendments to  
16 such a contract taking effect on or after that date).

17 "Aggregate extension" for all taxing districts to which  
18 this Law applies in accordance with paragraph (2) of  
19 subsection (e) of Section 18-213 means the annual corporate  
20 extension for the taxing district and those special purpose  
21 extensions that are made annually for the taxing district,  
22 excluding special purpose extensions: (a) made for the taxing  
23 district to pay interest or principal on general obligation  
24 bonds that were approved by referendum; (b) made for any  
25 taxing district to pay interest or principal on general  
26 obligation bonds issued before the effective date of this  
27 amendatory Act of 1997; (c) made for any taxing district to  
28 pay interest or principal on bonds issued to refund or  
29 continue to refund those bonds issued before the effective  
30 date of this amendatory Act of 1997; (d) made for any taxing  
31 district to pay interest or principal on bonds issued to  
32 refund or continue to refund bonds issued after the effective  
33 date of this amendatory Act of 1997 if the bonds were  
34 approved by referendum after the effective date of this

1 amendatory Act of 1997; (e) made for any taxing district to  
2 pay interest or principal on revenue bonds issued before the  
3 effective date of this amendatory Act of 1997 for payment of  
4 which a property tax levy or the full faith and credit of the  
5 unit of local government is pledged; however, a tax for the  
6 payment of interest or principal on those bonds shall be made  
7 only after the governing body of the unit of local government  
8 finds that all other sources for payment are insufficient to  
9 make those payments; (f) made for payments under a building  
10 commission lease when the lease payments are for the  
11 retirement of bonds issued by the commission before the  
12 effective date of this amendatory Act of 1997 to pay for the  
13 building project; (g) made for payments due under installment  
14 contracts entered into before the effective date of this  
15 amendatory Act of 1997; (h) made for payments of principal  
16 and interest on limited bonds, as defined in Section 3 of the  
17 Local Government Debt Reform Act, in an amount not to exceed  
18 the debt service extension base less the amount in items (b),  
19 (c), and (e) of this definition for non-referendum  
20 obligations, except obligations initially issued pursuant to  
21 referendum; (i) made for payments of principal and interest  
22 on bonds issued under Section 15 of the Local Government Debt  
23 Reform Act; and (j) made for a qualified airport authority to  
24 pay interest or principal on general obligation bonds issued  
25 for the purpose of paying obligations due under, or financing  
26 airport facilities required to be acquired, constructed,  
27 installed or equipped pursuant to, contracts entered into  
28 before March 1, 1996 (but not including any amendments to  
29 such a contract taking effect on or after that date).

30 "Debt service extension base" means an amount equal to  
31 that portion of the extension for a taxing district for the  
32 1994 levy year, or for those taxing districts subject to this  
33 Law in accordance with Section 18-213, except for those  
34 subject to paragraph (2) of subsection (e) of Section 18-213,

1 for the levy year in which the referendum making this Law  
2 applicable to the taxing district is held, or for those  
3 taxing districts subject to this Law in accordance with  
4 paragraph (2) of subsection (e) of Section 18-213 for the  
5 1996 levy year, constituting an extension for payment of  
6 principal and interest on bonds issued by the taxing district  
7 without referendum, but not including (i) bonds authorized by  
8 Public Act 88-503 and issued under Section 20a of the Chicago  
9 Park District Act for aquarium and museum projects; (ii)  
10 bonds issued under Section 15 of the Local Government Debt  
11 Reform Act; or (iii) refunding obligations issued to refund  
12 or to continue to refund obligations initially issued  
13 pursuant to referendum. The debt service extension base may  
14 be established or increased as provided under Section 18-212.

15 "Special purpose extensions" include, but are not limited  
16 to, extensions for levies made on an annual basis for  
17 unemployment and workers' compensation, self-insurance,  
18 contributions to pension plans, and extensions made pursuant  
19 to Section 6-601 of the Illinois Highway Code for a road  
20 district's permanent road fund whether levied annually or  
21 not. The extension for a special service area is not  
22 included in the aggregate extension.

23 "Aggregate extension base" means the taxing district's  
24 last preceding aggregate extension as adjusted under Sections  
25 18-215 through 18-230.

26 "Levy year" has the same meaning as "year" under Section  
27 1-155.

28 "New property" means (i) the assessed value, after final  
29 board of review or board of appeals action, of new  
30 improvements or additions to existing improvements on any  
31 parcel of real property that increase the assessed value of  
32 that real property during the levy year multiplied by the  
33 equalization factor issued by the Department under Section  
34 17-30 and (ii) the assessed value, after final board of



1 review or board of appeals action, of real property not  
2 exempt from real estate taxation, which real property was  
3 exempt from real estate taxation for any portion of the  
4 immediately preceding levy year, multiplied by the  
5 equalization factor issued by the Department under Section  
6 17-30. In addition, the county clerk in a county containing  
7 a population of 3,000,000 or more shall include in the 1997  
8 recovered tax increment value for any school district, any  
9 recovered tax increment value that was applicable to the 1995  
10 tax year calculations.

11 "Qualified airport authority" means an airport authority  
12 organized under the Airport Authorities Act and located in a  
13 county bordering on the State of Wisconsin and having a  
14 population in excess of 200,000 and not greater than 500,000.

15 "Recovered tax increment value" means, except as  
16 otherwise provided in this paragraph, the amount of the  
17 current year's equalized assessed value, in the first year  
18 after a municipality terminates the designation of an area as  
19 a redevelopment project area previously established under the  
20 Tax Increment Allocation Development Act in the Illinois  
21 Municipal Code, previously established under the Industrial  
22 Jobs Recovery Law in the Illinois Municipal Code, or  
23 previously established under the Economic Development Area  
24 Tax Increment Allocation Act, of each taxable lot, block,  
25 tract, or parcel of real property in the redevelopment  
26 project area over and above the initial equalized assessed  
27 value of each property in the redevelopment project area.  
28 For the taxes which are extended for the 1997 levy year, the  
29 recovered tax increment value for a non-home rule taxing  
30 district that first became subject to this Law for the 1995  
31 levy year because a majority of its 1994 equalized assessed  
32 value was in an affected county or counties shall be  
33 increased if a municipality terminated the designation of an  
34 area in 1993 as a redevelopment project area previously

1 established under the Tax Increment Allocation Development  
2 Act in the Illinois Municipal Code, previously established  
3 under the Industrial Jobs Recovery Law in the Illinois  
4 Municipal Code, or previously established under the Economic  
5 Development Area Tax Increment Allocation Act, by an amount  
6 equal to the 1994 equalized assessed value of each taxable  
7 lot, block, tract, or parcel of real property in the  
8 redevelopment project area over and above the initial  
9 equalized assessed value of each property in the  
10 redevelopment project area. In the first year after a  
11 municipality removes a taxable lot, block, tract, or parcel  
12 of real property from a redevelopment project area  
13 established under the Tax Increment Allocation Development  
14 Act in the Illinois Municipal Code, the Industrial Jobs  
15 Recovery Law in the Illinois Municipal Code, or the Economic  
16 Development Area Tax Increment Allocation Act, "recovered tax  
17 increment value" means the amount of the current year's  
18 equalized assessed value of each taxable lot, block, tract,  
19 or parcel of real property removed from the redevelopment  
20 project area over and above the initial equalized assessed  
21 value of that real property before removal from the  
22 redevelopment project area.

23 Except as otherwise provided in this Section, "limiting  
24 rate" means a fraction the numerator of which is the last  
25 preceding aggregate extension base times an amount equal to  
26 one plus the extension limitation defined in this Section and  
27 the denominator of which is the current year's equalized  
28 assessed value of all real property in the territory under  
29 the jurisdiction of the taxing district during the prior levy  
30 year. For those taxing districts that reduced their  
31 aggregate extension for the last preceding levy year, the  
32 highest aggregate extension in any of the last 3 preceding  
33 levy years shall be used for the purpose of computing the  
34 limiting rate. The denominator shall not include new

1 property. The denominator shall not include the recovered  
2 tax increment value.

3 (Source: P.A. 90-485, eff. 1-1-98; 90-511, eff. 8-22-97;  
4 90-568, eff. 1-1-99; 90-616, eff. 7-10-98; 90-655, eff.  
5 7-30-98; 91-357, eff. 7-29-99; 91-478, eff. 11-1-99.)