



## 104TH GENERAL ASSEMBLY

### State of Illinois

2025 and 2026

HB1414

Introduced 1/28/2025, by Rep. Christopher "C.D." Davidsmeyer

#### SYNOPSIS AS INTRODUCED:

35 ILCS 200/18-185

Amends the Property Tax Extension Limitation Law in the Property Tax Code. Provides that, if a taxing district grants a property tax abatement for a defined period of time measured in levy years, then, for the first levy year after the expiration of the abatement, the district's aggregate extension base shall be the taxing district's last preceding aggregate extension, subject to certain adjustments, plus the amount of the expired abatement for the previous levy year. Effective immediately.

LRB104 07615 HLH 17659 b

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 18-185 as follows:

6 (35 ILCS 200/18-185)

7 Sec. 18-185. Short title; definitions. This Division 5 may  
8 be cited as the Property Tax Extension Limitation Law. As used  
9 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 rate  
16 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 or  
19 more inhabitants.

20 "Taxing district" has the same meaning provided in Section  
21 1-150, except as otherwise provided in this Section. For the  
22 1991 through 1994 levy years only, "taxing district" includes  
23 only each non-home rule taxing district having the majority of

1 its 1990 equalized assessed value within any county or  
2 counties contiguous to a county with 3,000,000 or more  
3 inhabitants. Beginning with the 1995 levy year, "taxing  
4 district" includes only each non-home rule taxing district  
5 subject to this Law before the 1995 levy year and each non-home  
6 rule taxing district not subject to this Law before the 1995  
7 levy year having the majority of its 1994 equalized assessed  
8 value in an affected county or counties. Beginning with the  
9 levy year in which this Law becomes applicable to a taxing  
10 district as provided in Section 18-213, "taxing district" also  
11 includes those taxing districts made subject to this Law as  
12 provided in Section 18-213.

13 "Aggregate extension" for taxing districts to which this  
14 Law applied before the 1995 levy year means the annual  
15 corporate extension for the taxing district and those special  
16 purpose extensions that are made annually for the taxing  
17 district, excluding special purpose extensions: (a) made for  
18 the taxing district to pay interest or principal on general  
19 obligation bonds that were approved by referendum; (b) made  
20 for any taxing district to pay interest or principal on  
21 general obligation bonds issued before October 1, 1991; (c)  
22 made for any taxing district to pay interest or principal on  
23 bonds issued to refund or continue to refund those bonds  
24 issued before October 1, 1991; (d) made for any taxing  
25 district to pay interest or principal on bonds issued to  
26 refund or continue to refund bonds issued after October 1,

1 1991 that were approved by referendum; (e) made for any taxing  
2 district to pay interest or principal on revenue bonds issued  
3 before October 1, 1991 for payment of which a property tax levy  
4 or the full faith and credit of the unit of local government is  
5 pledged; however, a tax for the payment of interest or  
6 principal on those bonds shall be made only after the  
7 governing body of the unit of local government finds that all  
8 other sources for payment are insufficient to make those  
9 payments; (f) made for payments under a building commission  
10 lease when the lease payments are for the retirement of bonds  
11 issued by the commission before October 1, 1991, to pay for the  
12 building project; (g) made for payments due under installment  
13 contracts entered into before October 1, 1991; (h) made for  
14 payments of principal and interest on bonds issued under the  
15 Metropolitan Water Reclamation District Act to finance  
16 construction projects initiated before October 1, 1991; (i)  
17 made for payments of principal and interest on limited bonds,  
18 as defined in Section 3 of the Local Government Debt Reform  
19 Act, in an amount not to exceed the debt service extension base  
20 less the amount in items (b), (c), (e), and (h) of this  
21 definition for non-referendum obligations, except obligations  
22 initially issued pursuant to referendum; (j) made for payments  
23 of principal and interest on bonds issued under Section 15 of  
24 the Local Government Debt Reform Act; (k) made by a school  
25 district that participates in the Special Education District  
26 of Lake County, created by special education joint agreement

1 under Section 10-22.31 of the School Code, for payment of the  
2 school district's share of the amounts required to be  
3 contributed by the Special Education District of Lake County  
4 to the Illinois Municipal Retirement Fund under Article 7 of  
5 the Illinois Pension Code; the amount of any extension under  
6 this item (k) shall be certified by the school district to the  
7 county clerk; (l) made to fund expenses of providing joint  
8 recreational programs for persons with disabilities under  
9 Section 5-8 of the Park District Code or Section 11-95-14 of  
10 the Illinois Municipal Code; (m) made for temporary relocation  
11 loan repayment purposes pursuant to Sections 2-3.77 and  
12 17-2.2d of the School Code; (n) made for payment of principal  
13 and interest on any bonds issued under the authority of  
14 Section 17-2.2d of the School Code; (o) made for contributions  
15 to a firefighter's pension fund created under Article 4 of the  
16 Illinois Pension Code, to the extent of the amount certified  
17 under item (5) of Section 4-134 of the Illinois Pension Code;  
18 (p) made for road purposes in the first year after a township  
19 assumes the rights, powers, duties, assets, property,  
20 liabilities, obligations, and responsibilities of a road  
21 district abolished under the provisions of Section 6-133 of  
22 the Illinois Highway Code; ~~and~~ (q) made under Section 4 of the  
23 Community Mental Health Act to provide the necessary funds or  
24 to supplement existing funds for community mental health  
25 facilities and services, including facilities and services for  
26 the person with a developmental disability or a substance use

1 disorder; and (r) ~~(q)~~ made for the payment of principal and  
2 interest on any bonds issued under the authority of Section  
3 17-2.11 of the School Code or to refund or continue to refund  
4 those bonds.

5 "Aggregate extension" for the taxing districts to which  
6 this Law did not apply before the 1995 levy year (except taxing  
7 districts subject to this Law in accordance with Section  
8 18-213) means the annual corporate extension for the taxing  
9 district and those special purpose extensions that are made  
10 annually for the taxing district, excluding special purpose  
11 extensions: (a) made for the taxing district to pay interest  
12 or principal on general obligation bonds that were approved by  
13 referendum; (b) made for any taxing district to pay interest  
14 or principal on general obligation bonds issued before March  
15 1, 1995; (c) made for any taxing district to pay interest or  
16 principal on bonds issued to refund or continue to refund  
17 those bonds issued before March 1, 1995; (d) made for any  
18 taxing district to pay interest or principal on bonds issued  
19 to refund or continue to refund bonds issued after March 1,  
20 1995 that were approved by referendum; (e) made for any taxing  
21 district to pay interest or principal on revenue bonds issued  
22 before March 1, 1995 for payment of which a property tax levy  
23 or the full faith and credit of the unit of local government is  
24 pledged; however, a tax for the payment of interest or  
25 principal on those bonds shall be made only after the  
26 governing body of the unit of local government finds that all

1 other sources for payment are insufficient to make those  
2 payments; (f) made for payments under a building commission  
3 lease when the lease payments are for the retirement of bonds  
4 issued by the commission before March 1, 1995 to pay for the  
5 building project; (g) made for payments due under installment  
6 contracts entered into before March 1, 1995; (h) made for  
7 payments of principal and interest on bonds issued under the  
8 Metropolitan Water Reclamation District Act to finance  
9 construction projects initiated before October 1, 1991; (h-4)  
10 made for stormwater management purposes by the Metropolitan  
11 Water Reclamation District of Greater Chicago under Section 12  
12 of the Metropolitan Water Reclamation District Act; (h-8) made  
13 for payments of principal and interest on bonds issued under  
14 Section 9.6a of the Metropolitan Water Reclamation District  
15 Act to make contributions to the pension fund established  
16 under Article 13 of the Illinois Pension Code; (i) made for  
17 payments of principal and interest on limited bonds, as  
18 defined in Section 3 of the Local Government Debt Reform Act,  
19 in an amount not to exceed the debt service extension base less  
20 the amount in items (b), (c), and (e) of this definition for  
21 non-referendum obligations, except obligations initially  
22 issued pursuant to referendum and bonds described in  
23 subsections (h) and (h-8) of this definition; (j) made for  
24 payments of principal and interest on bonds issued under  
25 Section 15 of the Local Government Debt Reform Act; (k) made  
26 for payments of principal and interest on bonds authorized by

1 Public Act 88-503 and issued under Section 20a of the Chicago  
2 Park District Act for aquarium or museum projects and bonds  
3 issued under Section 20a of the Chicago Park District Act for  
4 the purpose of making contributions to the pension fund  
5 established under Article 12 of the Illinois Pension Code; (l)  
6 made for payments of principal and interest on bonds  
7 authorized by Public Act 87-1191 or 93-601 and (i) issued  
8 pursuant to Section 21.2 of the Cook County Forest Preserve  
9 District Act, (ii) issued under Section 42 of the Cook County  
10 Forest Preserve District Act for zoological park projects, or  
11 (iii) issued under Section 44.1 of the Cook County Forest  
12 Preserve District Act for botanical gardens projects; (m) made  
13 pursuant to Section 34-53.5 of the School Code, whether levied  
14 annually or not; (n) made to fund expenses of providing joint  
15 recreational programs for persons with disabilities under  
16 Section 5-8 of the Park District Code or Section 11-95-14 of  
17 the Illinois Municipal Code; (o) made by the Chicago Park  
18 District for recreational programs for persons with  
19 disabilities under subsection (c) of Section 7.06 of the  
20 Chicago Park District Act; (p) made for contributions to a  
21 firefighter's pension fund created under Article 4 of the  
22 Illinois Pension Code, to the extent of the amount certified  
23 under item (5) of Section 4-134 of the Illinois Pension Code;  
24 (q) made by Ford Heights School District 169 under Section  
25 17-9.02 of the School Code; (r) made for the purpose of making  
26 employer contributions to the Public School Teachers' Pension

1 and Retirement Fund of Chicago under Section 34-53 of the  
2 School Code; ~~and~~ (s) made under Section 4 of the Community  
3 Mental Health Act to provide the necessary funds or to  
4 supplement existing funds for community mental health  
5 facilities and services, including facilities and services for  
6 the person with a developmental disability or a substance use  
7 disorder; and (t) ~~(s)~~ made for the payment of principal and  
8 interest on any bonds issued under the authority of Section  
9 17-2.11 of the School Code or to refund or continue to refund  
10 those bonds.

11 "Aggregate extension" for all taxing districts to which  
12 this Law applies in accordance with Section 18-213, except for  
13 those taxing districts subject to paragraph (2) of subsection  
14 (e) of Section 18-213, means the annual corporate extension  
15 for the taxing district and those special purpose extensions  
16 that are made annually for the taxing district, excluding  
17 special purpose extensions: (a) made for the taxing district  
18 to pay interest or principal on general obligation bonds that  
19 were approved by referendum; (b) made for any taxing district  
20 to pay interest or principal on general obligation bonds  
21 issued before the date on which the referendum making this Law  
22 applicable to the taxing district is held; (c) made for any  
23 taxing district to pay interest or principal on bonds issued  
24 to refund or continue to refund those bonds issued before the  
25 date on which the referendum making this Law applicable to the  
26 taxing district is held; (d) made for any taxing district to

1 pay interest or principal on bonds issued to refund or  
2 continue to refund bonds issued after the date on which the  
3 referendum making this Law applicable to the taxing district  
4 is held if the bonds were approved by referendum after the date  
5 on which the referendum making this Law applicable to the  
6 taxing district is held; (e) made for any taxing district to  
7 pay interest or principal on revenue bonds issued before the  
8 date on which the referendum making this Law applicable to the  
9 taxing district is held for payment of which a property tax  
10 levy or the full faith and credit of the unit of local  
11 government is pledged; however, a tax for the payment of  
12 interest or principal on those bonds shall be made only after  
13 the governing body of the unit of local government finds that  
14 all other sources for payment are insufficient to make those  
15 payments; (f) made for payments under a building commission  
16 lease when the lease payments are for the retirement of bonds  
17 issued by the commission before the date on which the  
18 referendum making this Law applicable to the taxing district  
19 is held to pay for the building project; (g) made for payments  
20 due under installment contracts entered into before the date  
21 on which the referendum making this Law applicable to the  
22 taxing district is held; (h) made for payments of principal  
23 and interest on limited bonds, as defined in Section 3 of the  
24 Local Government Debt Reform Act, in an amount not to exceed  
25 the debt service extension base less the amount in items (b),  
26 (c), and (e) of this definition for non-referendum

1 obligations, except obligations initially issued pursuant to  
2 referendum; (i) made for payments of principal and interest on  
3 bonds issued under Section 15 of the Local Government Debt  
4 Reform Act; (j) made for a qualified airport authority to pay  
5 interest or principal on general obligation bonds issued for  
6 the purpose of paying obligations due under, or financing  
7 airport facilities required to be acquired, constructed,  
8 installed or equipped pursuant to, contracts entered into  
9 before March 1, 1996 (but not including any amendments to such  
10 a contract taking effect on or after that date); (k) made to  
11 fund expenses of providing joint recreational programs for  
12 persons with disabilities under Section 5-8 of the Park  
13 District Code or Section 11-95-14 of the Illinois Municipal  
14 Code; (l) made for contributions to a firefighter's pension  
15 fund created under Article 4 of the Illinois Pension Code, to  
16 the extent of the amount certified under item (5) of Section  
17 4-134 of the Illinois Pension Code; (m) made for the taxing  
18 district to pay interest or principal on general obligation  
19 bonds issued pursuant to Section 19-3.10 of the School Code;  
20 ~~and~~ (n) made under Section 4 of the Community Mental Health Act  
21 to provide the necessary funds or to supplement existing funds  
22 for community mental health facilities and services, including  
23 facilities and services for the person with a developmental  
24 disability or a substance use disorder; and (o) ~~(n)~~ made for  
25 the payment of principal and interest on any bonds issued  
26 under the authority of Section 17-2.11 of the School Code or to

1 refund or continue to refund those bonds.

2 "Aggregate extension" for all taxing districts to which  
3 this Law applies in accordance with paragraph (2) of  
4 subsection (e) of Section 18-213 means the annual corporate  
5 extension for the taxing district and those special purpose  
6 extensions that are made annually for the taxing district,  
7 excluding special purpose extensions: (a) made for the taxing  
8 district to pay interest or principal on general obligation  
9 bonds that were approved by referendum; (b) made for any  
10 taxing district to pay interest or principal on general  
11 obligation bonds issued before March 7, 1997 (the effective  
12 date of Public Act 89-718); (c) made for any taxing district to  
13 pay interest or principal on bonds issued to refund or  
14 continue to refund those bonds issued before March 7, 1997  
15 (the effective date of Public Act 89-718); (d) made for any  
16 taxing district to pay interest or principal on bonds issued  
17 to refund or continue to refund bonds issued after March 7,  
18 1997 (the effective date of Public Act 89-718) if the bonds  
19 were approved by referendum after March 7, 1997 (the effective  
20 date of Public Act 89-718); (e) made for any taxing district to  
21 pay interest or principal on revenue bonds issued before March  
22 7, 1997 (the effective date of Public Act 89-718) for payment  
23 of which a property tax levy or the full faith and credit of  
24 the unit of local government is pledged; however, a tax for the  
25 payment of interest or principal on those bonds shall be made  
26 only after the governing body of the unit of local government

1 finds that all other sources for payment are insufficient to  
2 make those payments; (f) made for payments under a building  
3 commission lease when the lease payments are for the  
4 retirement of bonds issued by the commission before March 7,  
5 1997 (the effective date of Public Act 89-718) to pay for the  
6 building project; (g) made for payments due under installment  
7 contracts entered into before March 7, 1997 (the effective  
8 date of Public Act 89-718); (h) made for payments of principal  
9 and interest on limited bonds, as defined in Section 3 of the  
10 Local Government Debt Reform Act, in an amount not to exceed  
11 the debt service extension base less the amount in items (b),  
12 (c), and (e) of this definition for non-referendum  
13 obligations, except obligations initially issued pursuant to  
14 referendum; (i) made for payments of principal and interest on  
15 bonds issued under Section 15 of the Local Government Debt  
16 Reform Act; (j) made for a qualified airport authority to pay  
17 interest or principal on general obligation bonds issued for  
18 the purpose of paying obligations due under, or financing  
19 airport facilities required to be acquired, constructed,  
20 installed or equipped pursuant to, contracts entered into  
21 before March 1, 1996 (but not including any amendments to such  
22 a contract taking effect on or after that date); (k) made to  
23 fund expenses of providing joint recreational programs for  
24 persons with disabilities under Section 5-8 of the Park  
25 District Code or Section 11-95-14 of the Illinois Municipal  
26 Code; (l) made for contributions to a firefighter's pension

1 fund created under Article 4 of the Illinois Pension Code, to  
2 the extent of the amount certified under item (5) of Section  
3 4-134 of the Illinois Pension Code; ~~and~~ (m) made under Section  
4 4 of the Community Mental Health Act to provide the necessary  
5 funds or to supplement existing funds for community mental  
6 health facilities and services, including facilities and  
7 services for the person with a developmental disability or a  
8 substance use disorder; and (n) ~~(m)~~ made for the payment of  
9 principal and interest on any bonds issued under the authority  
10 of Section 17-2.11 of the School Code or to refund or continue  
11 to refund those bonds.

12 "Debt service extension base" means an amount equal to  
13 that portion of the extension for a taxing district for the  
14 1994 levy year, or for those taxing districts subject to this  
15 Law in accordance with Section 18-213, except for those  
16 subject to paragraph (2) of subsection (e) of Section 18-213,  
17 for the levy year in which the referendum making this Law  
18 applicable to the taxing district is held, or for those taxing  
19 districts subject to this Law in accordance with paragraph (2)  
20 of subsection (e) of Section 18-213 for the 1996 levy year,  
21 constituting an extension for payment of principal and  
22 interest on bonds issued by the taxing district without  
23 referendum, but not including excluded non-referendum bonds.  
24 For park districts (i) that were first subject to this Law in  
25 1991 or 1995 and (ii) whose extension for the 1994 levy year  
26 for the payment of principal and interest on bonds issued by

1 the park district without referendum (but not including  
2 excluded non-referendum bonds) was less than 51% of the amount  
3 for the 1991 levy year constituting an extension for payment  
4 of principal and interest on bonds issued by the park district  
5 without referendum (but not including excluded non-referendum  
6 bonds), "debt service extension base" means an amount equal to  
7 that portion of the extension for the 1991 levy year  
8 constituting an extension for payment of principal and  
9 interest on bonds issued by the park district without  
10 referendum (but not including excluded non-referendum bonds).  
11 A debt service extension base established or increased at any  
12 time pursuant to any provision of this Law, except Section  
13 18-212, shall be increased each year commencing with the later  
14 of (i) the 2009 levy year or (ii) the first levy year in which  
15 this Law becomes applicable to the taxing district, by the  
16 lesser of 5% or the percentage increase in the Consumer Price  
17 Index during the 12-month calendar year preceding the levy  
18 year. The debt service extension base may be established or  
19 increased as provided under Section 18-212. "Excluded  
20 non-referendum bonds" means (i) bonds authorized by Public Act  
21 88-503 and issued under Section 20a of the Chicago Park  
22 District Act for aquarium and museum projects; (ii) bonds  
23 issued under Section 15 of the Local Government Debt Reform  
24 Act; or (iii) refunding obligations issued to refund or to  
25 continue to refund obligations initially issued pursuant to  
26 referendum.

1 "Special purpose extensions" include, but are not limited  
2 to, extensions for levies made on an annual basis for  
3 unemployment and workers' compensation, self-insurance,  
4 contributions to pension plans, and extensions made pursuant  
5 to Section 6-601 of the Illinois Highway Code for a road  
6 district's permanent road fund whether levied annually or not.  
7 The extension for a special service area is not included in the  
8 aggregate extension.

9 "Aggregate extension base" means the taxing district's  
10 last preceding aggregate extension as adjusted under Sections  
11 18-135, 18-215, 18-230, 18-206, and 18-233. Beginning with  
12 levy year 2022, for taxing districts that are specified in  
13 Section 18-190.7, the taxing district's aggregate extension  
14 base shall be calculated as provided in Section 18-190.7. An  
15 adjustment under Section 18-135 shall be made for the 2007  
16 levy year and all subsequent levy years whenever one or more  
17 counties within which a taxing district is located (i) used  
18 estimated valuations or rates when extending taxes in the  
19 taxing district for the last preceding levy year that resulted  
20 in the over or under extension of taxes, or (ii) increased or  
21 decreased the tax extension for the last preceding levy year  
22 as required by Section 18-135(c). Whenever an adjustment is  
23 required under Section 18-135, the aggregate extension base of  
24 the taxing district shall be equal to the amount that the  
25 aggregate extension of the taxing district would have been for  
26 the last preceding levy year if either or both (i) actual,

1 rather than estimated, valuations or rates had been used to  
2 calculate the extension of taxes for the last levy year, or  
3 (ii) the tax extension for the last preceding levy year had not  
4 been adjusted as required by subsection (c) of Section 18-135.  
5 Notwithstanding any other provision of law, if a taxing  
6 district grants a property tax abatement for a defined period  
7 of time measured in levy years, then, for the first levy year  
8 after the expiration of the abatement, the district's  
9 aggregate extension base shall be the taxing district's last  
10 preceding aggregate extension, as adjusted under Sections  
11 18-135, 18-215, and 18-230, plus the amount of the expired  
12 abatement for the previous levy year.

13 Notwithstanding any other provision of law, for levy year  
14 2012, the aggregate extension base for West Northfield School  
15 District No. 31 in Cook County shall be \$12,654,592.

16 Notwithstanding any other provision of law, for the  
17 purpose of calculating the limiting rate for levy year 2023,  
18 the last preceding aggregate extension base for Homewood  
19 School District No. 153 in Cook County shall be \$19,535,377.

20 Notwithstanding any other provision of law, for levy year  
21 2022, the aggregate extension base of a home equity assurance  
22 program that levied at least \$1,000,000 in property taxes in  
23 levy year 2019 or 2020 under the Home Equity Assurance Act  
24 shall be the amount that the program's aggregate extension  
25 base for levy year 2021 would have been if the program had  
26 levied a property tax for levy year 2021.

1 "Levy year" has the same meaning as "year" under Section  
2 1-155.

3 "New property" means (i) the assessed value, after final  
4 board of review or board of appeals action, of new  
5 improvements or additions to existing improvements on any  
6 parcel of real property that increase the assessed value of  
7 that real property during the levy year multiplied by the  
8 equalization factor issued by the Department under Section  
9 17-30, (ii) the assessed value, after final board of review or  
10 board of appeals action, of real property not exempt from real  
11 estate taxation, which real property was exempt from real  
12 estate taxation for any portion of the immediately preceding  
13 levy year, multiplied by the equalization factor issued by the  
14 Department under Section 17-30, including the assessed value,  
15 upon final stabilization of occupancy after new construction  
16 is complete, of any real property located within the  
17 boundaries of an otherwise or previously exempt military  
18 reservation that is intended for residential use and owned by  
19 or leased to a private corporation or other entity, (iii) in  
20 counties that classify in accordance with Section 4 of Article  
21 IX of the Illinois Constitution, an incentive property's  
22 additional assessed value resulting from a scheduled increase  
23 in the level of assessment as applied to the first year final  
24 board of review market value, and (iv) any increase in  
25 assessed value due to oil or gas production from an oil or gas  
26 well required to be permitted under the Hydraulic Fracturing

1 Regulatory Act that was not produced in or accounted for  
2 during the previous levy year. In addition, the county clerk  
3 in a county containing a population of 3,000,000 or more shall  
4 include in the 1997 recovered tax increment value for any  
5 school district, any recovered tax increment value that was  
6 applicable to the 1995 tax year calculations.

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

11 "Recovered tax increment value" means, except as otherwise  
12 provided in this paragraph, the amount of the current year's  
13 equalized assessed value, in the first year after a  
14 municipality terminates the designation of an area as a  
15 redevelopment project area previously established under the  
16 Tax Increment Allocation Redevelopment Act in the Illinois  
17 Municipal Code, previously established under the Industrial  
18 Jobs Recovery Law in the Illinois Municipal Code, previously  
19 established under the Economic Development Project Area Tax  
20 Increment Act of 1995, or previously established under the  
21 Economic Development Area Tax Increment Allocation Act, of  
22 each taxable lot, block, tract, or parcel of real property in  
23 the redevelopment project area over and above the initial  
24 equalized assessed value of each property in the redevelopment  
25 project area. For the taxes which are extended for the 1997  
26 levy year, the recovered tax increment value for a non-home

1 rule taxing district that first became subject to this Law for  
2 the 1995 levy year because a majority of its 1994 equalized  
3 assessed value was in an affected county or counties shall be  
4 increased if a municipality terminated the designation of an  
5 area in 1993 as a redevelopment project area previously  
6 established under the Tax Increment Allocation Redevelopment  
7 Act in the Illinois Municipal Code, previously established  
8 under the Industrial Jobs Recovery Law in the Illinois  
9 Municipal Code, or previously established under the Economic  
10 Development Area Tax Increment Allocation Act, by an amount  
11 equal to the 1994 equalized assessed value of each taxable  
12 lot, block, tract, or parcel of real property in the  
13 redevelopment project area over and above the initial  
14 equalized assessed value of each property in the redevelopment  
15 project area. In the first year after a municipality removes a  
16 taxable lot, block, tract, or parcel of real property from a  
17 redevelopment project area established under the Tax Increment  
18 Allocation Redevelopment Act in the Illinois Municipal Code,  
19 the Industrial Jobs Recovery Law in the Illinois Municipal  
20 Code, or the Economic Development Area Tax Increment  
21 Allocation Act, "recovered tax increment value" means the  
22 amount of the current year's equalized assessed value of each  
23 taxable lot, block, tract, or parcel of real property removed  
24 from the redevelopment project area over and above the initial  
25 equalized assessed value of that real property before removal  
26 from the redevelopment project area.

1           Except as otherwise provided in this Section, "limiting  
2 rate" means a fraction the numerator of which is the last  
3 preceding aggregate extension base times an amount equal to  
4 one plus the extension limitation defined in this Section and  
5 the denominator of which is the current year's equalized  
6 assessed value of all real property in the territory under the  
7 jurisdiction of the taxing district during the prior levy  
8 year. For those taxing districts that reduced their aggregate  
9 extension for the last preceding levy year, except for school  
10 districts that reduced their extension for educational  
11 purposes pursuant to Section 18-206, the highest aggregate  
12 extension in any of the last 3 preceding levy years shall be  
13 used for the purpose of computing the limiting rate. The  
14 denominator shall not include new property or the recovered  
15 tax increment value. If a new rate, a rate decrease, or a  
16 limiting rate increase has been approved at an election held  
17 after March 21, 2006, then (i) the otherwise applicable  
18 limiting rate shall be increased by the amount of the new rate  
19 or shall be reduced by the amount of the rate decrease, as the  
20 case may be, or (ii) in the case of a limiting rate increase,  
21 the limiting rate shall be equal to the rate set forth in the  
22 proposition approved by the voters for each of the years  
23 specified in the proposition, after which the limiting rate of  
24 the taxing district shall be calculated as otherwise provided.  
25 In the case of a taxing district that obtained referendum  
26 approval for an increased limiting rate on March 20, 2012, the

1 limiting rate for tax year 2012 shall be the rate that  
2 generates the approximate total amount of taxes extendable for  
3 that tax year, as set forth in the proposition approved by the  
4 voters; this rate shall be the final rate applied by the county  
5 clerk for the aggregate of all capped funds of the district for  
6 tax year 2012.

7 (Source: P.A. 102-263, eff. 8-6-21; 102-311, eff. 8-6-21;  
8 102-519, eff. 8-20-21; 102-558, eff. 8-20-21; 102-707, eff.  
9 4-22-22; 102-813, eff. 5-13-22; 102-895, eff. 5-23-22;  
10 103-154, eff. 6-30-23; 103-587, eff. 5-28-24; 103-591, eff.  
11 7-1-24; 103-592, eff. 6-7-24; revised 7-9-24.)

12 Section 99. Effective date. This Act takes effect upon  
13 becoming law.