

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 renumbering  
5 Section 15-174, by changing Sections 9-275, 15-167, 15-168,  
6 15-169, 15-170, 15-172, 15-173, 15-175, 15-176, 15-177, and  
7 15-180, by adding Division headings to Division 20 of Article  
8 10, Division 1 of Article 15, and Division 2 of Article 15, and  
9 by adding Sections 15-13 and 15-163 and Division 3 of Article  
10 15 as follows:

11 (35 ILCS 200/9-275)

12 Sec. 9-275. Erroneous homestead exemptions.

13 (a) For purposes of this Section:

14 "Erroneous homestead exemption" means a homestead  
15 exemption that was granted for real property in a taxable year  
16 if the property was not eligible for that exemption in that  
17 taxable year. If the taxpayer receives an erroneous homestead  
18 exemption under a single Section of this Code for the same  
19 property in multiple years, that exemption is considered a  
20 single erroneous homestead exemption for purposes of this  
21 Section. However, if the taxpayer receives erroneous homestead  
22 exemptions under multiple Sections of this Code for the same  
23 property, or if the taxpayer receives erroneous homestead

1 exemptions under the same Section of this Code for multiple  
2 properties, then each of those exemptions is considered a  
3 separate erroneous homestead exemption for purposes of this  
4 Section.

5 "Homestead exemption" means an exemption under Division 2  
6 of Article 15 of this Code ~~Section 15-165 (veterans with~~  
7 ~~disabilities), 15-167 (returning veterans), 15-168 (persons~~  
8 ~~with disabilities), 15-169 (standard homestead for veterans~~  
9 ~~with disabilities), 15-170 (senior citizens), 15-172 (senior~~  
10 ~~citizens assessment freeze), 15-175 (general homestead),~~  
11 ~~15-176 (alternative general homestead), or 15-177 (long-time~~  
12 ~~occupant).~~

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

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

20 (b) Notwithstanding any other provision of law, in counties  
21 with 3,000,000 or more inhabitants, the chief county assessment  
22 officer shall include the following information with each  
23 assessment notice sent in a general assessment year: (1) a list  
24 of each homestead exemption available under Article 15 of this  
25 Code and a description of the eligibility criteria for that  
26 exemption; (2) a list of each homestead exemption applied to

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

13 (c) In counties with 3,000,000 or more inhabitants, when  
14 the chief county assessment officer determines that one or more  
15 erroneous homestead exemptions was applied to the property, the  
16 erroneous exemption principal amount, together with all  
17 applicable interest and penalties as provided in subsections  
18 (f) and (j), shall constitute a lien in the name of the People  
19 of Cook County on the property receiving the erroneous  
20 homestead exemption. Upon becoming aware of the existence of  
21 one or more erroneous homestead exemptions, the chief county  
22 assessment officer shall cause to be served, by both regular  
23 mail and certified mail, a notice of discovery as set forth in  
24 subsection (c-5). The chief county assessment officer in a  
25 county with 3,000,000 or more inhabitants may cause a lien to  
26 be recorded against property that (1) is located in the county

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

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

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

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

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

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

24 (d) The notice of intent to record a lien described in  
25 subsection (c) shall: (1) identify, by property index number,  
26 the property against which the lien is being sought; (2)

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

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

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

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

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

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



1 the chief county assessment officer did not require an annual  
2 application for the exemption. However, that person is  
3 responsible for any interest owed under subsection (f).

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

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

1 under Section 30 of the Conveyances Act.

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

22 (k) The county treasurer shall pay collected erroneous  
23 exemption principal amounts, pro rata, to the taxing districts,  
24 or their legal successors, that levied upon the subject  
25 property in the taxable year or years for which the erroneous  
26 homestead exemptions were granted, except as set forth in this

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

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

26 The chief county assessment officer in a county with

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

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

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

20 (Source: P.A. 98-93, eff. 7-16-13; 98-756, eff. 7-16-14;  
21 98-811, eff. 1-1-15; 98-1143, eff. 1-1-15; 99-143, eff.  
22 7-27-15; 99-851, eff. 8-19-16.)

23 (35 ILCS 200/Art. 10 Div. 20 heading new)

24 Division 20. Community stabilization assessment freeze pilot  
25 program

1 (35 ILCS 200/10-800) (was 35 ILCS 200/15-174)  
2 Sec. 10-800 ~~15-174~~. Community stabilization assessment  
3 freeze pilot program.

4 (a) Beginning January 1, 2015 and ending June 30, 2029, the  
5 chief county assessment officer of any county may reduce the  
6 assessed value of improvements to residential real property in  
7 accordance with subsection (b) for 10 taxable years after the  
8 improvements are put in service, if and only if all of the  
9 following factors have been met:

10 (1) the improvements are residential;

11 (2) the parcel was purchased or otherwise conveyed to  
12 the taxpayer after January 1 of the taxable year and that  
13 conveyance was not a tax sale as required under the  
14 Property Tax Code;

15 (3) the parcel is located in a targeted area;

16 (4) for single family homes, the taxpayer occupies the  
17 improvements on the parcel as his or her primary residence;  
18 for residences of one to 6 units that will not be  
19 owner-occupied, the taxpayer replaces 2 primary building  
20 systems as outlined in this Section;

21 (5) the transfer from the holder of the prior mortgage  
22 to the taxpayer was an arm's length transaction, in that  
23 the taxpayer has no legal relationship to the holder of the  
24 prior mortgage;

25 (6) an existing residential dwelling structure of no

1 more than 6 units on the parcel was unoccupied at the time  
2 of conveyance for a minimum of 6 months, or the parcel was  
3 ordered by a court of competent jurisdiction to be  
4 deconverted in accordance with the provisions governing  
5 distressed condominiums as provided in the Condominium  
6 Property Act;

7 (7) the parcel is clear of unreleased liens and has no  
8 outstanding tax liabilities attached against it; and

9 (8) the purchase price did not exceed the Federal  
10 Housing Administration's loan limits then in place for the  
11 area in which the improvement is located.

12 To be eligible for the benefit conferred by this Section,  
13 residential units must (i) meet local building codes, or if  
14 there are no local building codes, Housing Quality Standards,  
15 as determined by the U.S. Department of Housing and Urban  
16 Development from time to time and (ii) be owner-occupied or in  
17 need of substantial rehabilitation. "Substantial  
18 rehabilitation" means, at a minimum, compliance with local  
19 building codes and the replacement or renovation of at least 2  
20 primary building systems. Although the cost of each primary  
21 building system may vary, the combined expenditure for making  
22 the building compliant with local codes and replacing primary  
23 building systems must be at least \$5 per square foot, adjusted  
24 by the Consumer Price Index for All Urban Consumers, as  
25 published annually by the U.S. Department of Labor. "Primary  
26 building systems", together with their related

1 rehabilitations, specifically approved for this program are:

2 (1) Electrical. All electrical work must comply with  
3 applicable codes; it may consist of a combination of any of  
4 the following alternatives:

5 (A) installing individual equipment and appliance  
6 branch circuits as required by code (the minimum being  
7 a kitchen appliance branch circuit);

8 (B) installing a new emergency service, including  
9 emergency lighting with all associated conduits and  
10 wiring;

11 (C) rewiring all existing feeder conduits ("home  
12 runs") from the main switchgear to apartment area  
13 distribution panels;

14 (D) installing new in-wall conduits for  
15 receptacles, switches, appliances, equipment, and  
16 fixtures;

17 (E) replacing power wiring for receptacles,  
18 switches, appliances, equipment, and fixtures;

19 (F) installing new light fixtures throughout the  
20 building including closets and central areas;

21 (G) replacing, adding, or doing work as necessary  
22 to bring all receptacles, switches, and other  
23 electrical devices into code compliance;

24 (H) installing a new main service, including  
25 conduit, cables into the building, and main disconnect  
26 switch; and

1 (I) installing new distribution panels, including  
2 all panel wiring, terminals, circuit breakers, and all  
3 other panel devices.

4 (2) Heating. All heating work must comply with  
5 applicable codes; it may consist of a combination of any of  
6 the following alternatives:

7 (A) installing a new system to replace one of the  
8 following heat distribution systems: (i) piping and  
9 heat radiating units, including new main line venting  
10 and radiator venting; or (ii) duct work, diffusers, and  
11 cold air returns; or (iii) any other type of existing  
12 heat distribution and radiation/diffusion components;  
13 or

14 (B) installing a new system to replace one of the  
15 following heat generating units: (i) hot water/steam  
16 boiler; (ii) gas furnace; or (iii) any other type of  
17 existing heat generating unit.

18 (3) Plumbing. All plumbing work must comply with  
19 applicable codes. Replace all or a part of the in-wall  
20 supply and waste plumbing; however, main supply risers,  
21 waste stacks and vents, and code-conforming waste lines  
22 need not be replaced.

23 (4) Roofing. All roofing work must comply with  
24 applicable codes; it may consist of either of the following  
25 alternatives, separately or in combination:

26 (A) replacing all rotted roof decks and



1 insulation; or

2 (B) replacing or repairing leaking roof membranes  
3 (10% is the suggested minimum replacement of  
4 membrane); restoration of the entire roof is an  
5 acceptable substitute for membrane replacement.

6 (5) Exterior doors and windows. Replace the exterior  
7 doors and windows. Renovation of ornate entry doors is an  
8 acceptable substitute for replacement.

9 (6) Floors, walls, and ceilings. Finishes must be  
10 replaced or covered over with new material. Acceptable  
11 replacement or covering materials are as follows:

12 (A) floors must have new carpeting, vinyl tile,  
13 ceramic, refurbished wood finish, or a similar  
14 substitute;

15 (B) walls must have new drywall, including joint  
16 taping and painting; or

17 (C) new ceilings must be either drywall, suspended  
18 type, or a similar substitute.

19 (7) Exterior walls.

20 (A) replace loose or crumbling mortar and masonry  
21 with new material;

22 (B) replace or paint wall siding and trim as  
23 needed;

24 (C) bring porches and balconies to a sound  
25 condition; or

26 (D) any combination of (A), (B), and (C).

1 (8) Elevators. Where applicable, at least 4 of the  
2 following 7 alternatives must be accomplished:

3 (A) replace or rebuild the machine room controls  
4 and refurbish the elevator machine (or equivalent  
5 mechanisms in the case of hydraulic elevators);

6 (B) replace hoistway electro-mechanical items  
7 including: ropes, switches, limits, buffers, levelers,  
8 and deflector sheaves (or equivalent mechanisms in the  
9 case of hydraulic elevators);

10 (C) replace hoistway wiring;

11 (D) replace door operators and linkage;

12 (E) replace door panels at each opening;

13 (F) replace hall stations, car stations, and  
14 signal fixtures; or

15 (G) rebuild the car shell and refinish the  
16 interior.

17 (9) Health and safety.

18 (A) install or replace fire suppression systems;

19 (B) install or replace security systems; or

20 (C) environmental remediation of lead-based paint,  
21 asbestos, leaking underground storage tanks, or radon.

22 (10) Energy conservation improvements undertaken to  
23 limit the amount of solar energy absorbed by a building's  
24 roof or to reduce energy use for the property, including  
25 any of the following activities:

26 (A) installing or replacing reflective roof

- 1 coatings (flat roofs);
- 2 (B) installing or replacing R-38 roof insulation;
- 3 (C) installing or replacing R-19 perimeter wall  
4 insulation;
- 5 (D) installing or replacing insulated entry doors;
- 6 (E) installing or replacing Low E, insulated  
7 windows;
- 8 (F) installing or replacing low-flow plumbing  
9 fixtures;
- 10 (G) installing or replacing 90% sealed combustion  
11 heating systems;
- 12 (H) installing or replacing direct exhaust hot  
13 water heaters;
- 14 (I) installing or replacing mechanical ventilation  
15 to exterior for kitchens and baths;
- 16 (J) installing or replacing Energy Star  
17 appliances;
- 18 (K) installing low VOC interior paints on interior  
19 finishes;
- 20 (L) installing or replacing fluorescent lighting  
21 in common areas; or
- 22 (M) installing or replacing grading and  
23 landscaping to promote on-site water retention.

24 (b) For the first 7 years after the improvements are placed  
25 in service, the assessed value of the improvements shall be  
26 reduced by an amount equal to 90% of the difference between the

1 base year assessed value of the improvements and the assessed  
2 value of the improvements in the current taxable year. The  
3 property will continue to be eligible for the benefits under  
4 this Section in the eighth and ninth taxable years after the  
5 improvements are placed in service, calculated as follows, if  
6 and only if all of the factors in subsection (a) of this  
7 Section continue to be met: in the eighth taxable year, the  
8 assessed value of the improvements shall be reduced by an  
9 amount equal to 65% of the difference between the base year  
10 assessed value of the improvements and the assessed value of  
11 the improvements in the current taxable year, and in the ninth  
12 taxable year, the assessed value of the improvements shall be  
13 reduced by an amount equal to 35% of the difference between the  
14 base year assessed value of the improvements and the assessed  
15 value of the improvements in the current taxable year. The  
16 benefit will cease in the tenth taxable year.

17 (c) In order to receive benefits under this Section, in  
18 addition to any information required by the chief county  
19 assessment officer, the taxpayer must also submit the following  
20 information to the chief county assessment officer for review:

21 (1) the owner's name;

22 (2) the postal address and permanent index number of  
23 the parcel;

24 (3) a deed or other instrument conveying the parcel to  
25 the current owner;

26 (4) evidence that the purchase price is within the

1 Federal Housing Administration's loan limits for the area  
2 in which the improvement is located;

3 (5) certification that the parcel was unoccupied at the  
4 time of conveyance to the current owner for a minimum of at  
5 least 6 months;

6 (6) evidence that the parcel is clear of unreleased  
7 liens and has no outstanding tax liabilities attached  
8 against it;

9 (7) evidence that the improvements meet local building  
10 codes, or if there are no local building codes, Housing  
11 Quality Standards, as determined by the U.S. Department of  
12 Housing and Urban Development from time to time, which may  
13 be shown by a certificate of occupancy issued by the  
14 appropriate local government or the certification by a home  
15 inspector licensed by the State of Illinois; and

16 (8) any additional information as reasonably required  
17 by the chief county assessment officer.

18 (d) The chief county assessment officer shall notify the  
19 taxpayer as to whether or not the parcel meets the requirements  
20 of this Section. If the parcel does not meet the requirements  
21 of this Section, the chief county assessment officer shall  
22 provide written notice of any deficiencies to the taxpayer, who  
23 will then have 14 days from the date of notification to provide  
24 supplemental information showing compliance with this Section.  
25 If the taxpayer does not exercise this right to cure the  
26 deficiency, or if the information submitted, in the sole

1 judgment of the chief county assessment officer, is  
2 insufficient to meet the requirements of this Section, the  
3 chief county assessment officer shall provide a written  
4 explanation of the reasons for denial. A taxpayer may  
5 subsequently reapply for the benefit if the deficiencies are  
6 cured at a later date, but no later than 2019. The chief county  
7 assessment officer may charge a reasonable application fee to  
8 offset the administrative expenses associated with the  
9 program.

10 (e) The benefit conferred by this Section is limited as  
11 follows:

12 (1) The owner is eligible to apply for the benefit  
13 conferred by this Section beginning January 1, 2015 through  
14 December 31, 2019. If approved, the reduction will be  
15 effective for the current taxable year, which will be  
16 reflected in the tax bill issued in the following taxable  
17 year.

18 (2) The reduction outlined in this Section shall  
19 continue for a period of 10 years, and may not be extended  
20 or renewed for any additional period.

21 (3) At the completion of the assessment freeze period  
22 described here, the entire parcel will be assessed as  
23 otherwise provided in this Code.

24 (4) If there is a transfer of ownership during the  
25 period of the assessment freeze, then the benefit conferred  
26 by this Section shall not apply on or after the date of

1           that transfer unless (i) the property is conveyed by an  
2           owner who does not occupy the improvements as a primary  
3           residence to an owner who will occupy the improvements as a  
4           primary residence and (ii) all requirements of this Section  
5           continue to be met.

6           (f) If the taxpayer does not occupy or intend to occupy the  
7           residential dwelling as his or her principal residence within a  
8           reasonable time, as determined by the chief county assessment  
9           officer, the taxpayer must:

10           (1) immediately secure the residential dwelling in  
11           accordance with the requirements of this Section;

12           (2) complete sufficient rehabilitation to bring the  
13           improvements into compliance with local building codes,  
14           including, without limitation, regulations concerning  
15           lead-based paint and asbestos remediation; and

16           (3) complete rehabilitation within 18 months of  
17           conveyance.

18           (g) For the purposes of this Section,

19           "Base year" means the taxable year prior to the taxable  
20           year in which the property is purchased by the eligible  
21           homeowner.

22           "Secure" means that:

23           (1) all doors and windows are closed and secured  
24           using secure doors, windows without broken or cracked  
25           panes, commercial-quality metal security panels filled  
26           with like-kind material as the surrounding wall, or

1 plywood installed and secured in accordance with local  
2 ordinances; at least one building entrance shall be  
3 accessible from the exterior and secured with a door  
4 that is locked to allow access only to authorized  
5 persons;

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

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

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

15 (5) the property is winterized when appropriate;

16 (6) the exterior of the improvements are  
17 reasonably maintained to ensure the safety of  
18 passersby; and

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

21 "Targeted area" means a distressed community that  
22 meets the geographic, poverty, and unemployment criteria  
23 for a distressed community set forth in 12 C.F.R. 1806.200.  
24 (Source: P.A. 98-789, eff. 1-1-15.)

25 (35 ILCS 200/Art. 15 Div. 1 heading new)



1           Division 1. Non-homestead exemptions in all counties

2           (35 ILCS 200/15-13 new)

3           Sec. 15-13. Applicability. This Division 1 applies in all  
4 counties and encompasses this Section and Sections occurring  
5 after this Section and prior to Section 15-163.

6           (35 ILCS 200/Art. 15 Div. 2 heading new)

7           Division 2. Homestead exemptions in counties of 3,000,000 or  
8                                   more inhabitants

9           (35 ILCS 200/15-163 new)

10          Sec. 15-163. Applicability. This Division 2 applies in  
11 counties with 3,000,000 or more inhabitants and encompasses  
12 this Section and Sections occurring after this Section and  
13 prior to Section 15-261.

14          (35 ILCS 200/15-167)

15          Sec. 15-167. Returning Veterans' Homestead Exemption.

16          (a) Beginning with taxable year 2007, a homestead  
17 exemption, limited to a reduction set forth under subsection  
18 (b), from the property's value, as equalized or assessed by the  
19 Department, is granted for property that is owned and occupied  
20 as the principal residence of a veteran returning from an armed  
21 conflict involving the armed forces of the United States who is  
22 liable for paying real estate taxes on the property and is an

1 owner of record of the property or has a legal or equitable  
2 interest therein as evidenced by a written instrument, except  
3 for a leasehold interest, other than a leasehold interest of  
4 land on which a single family residence is located, which is  
5 occupied as the principal residence of a veteran returning from  
6 an armed conflict involving the armed forces of the United  
7 States who has an ownership interest therein, legal, equitable  
8 or as a lessee, and on which he or she is liable for the payment  
9 of property taxes. For purposes of the exemption under this  
10 Section, "veteran" means an Illinois resident who has served as  
11 a member of the United States Armed Forces, a member of the  
12 Illinois National Guard, or a member of the United States  
13 Reserve Forces.

14 (b) The ~~In all counties, the~~ reduction is \$5,000 for the  
15 taxable year in which the veteran returns from active duty in  
16 an armed conflict involving the armed forces of the United  
17 States; however, if the veteran first acquires his or her  
18 principal residence during the taxable year in which he or she  
19 returns, but after January 1 of that year, and if the property  
20 is owned and occupied by the veteran as a principal residence  
21 on January 1 of the next taxable year, he or she may apply the  
22 exemption for the next taxable year, and only the next taxable  
23 year, after he or she returns. Beginning in taxable year 2010,  
24 the reduction shall also be allowed for the taxable year after  
25 the taxable year in which the veteran returns from active duty  
26 in an armed conflict involving the armed forces of the United

1 States. For land improved with an apartment building owned and  
2 operated as a cooperative, the maximum reduction from the value  
3 of the property, as equalized by the Department, must be  
4 multiplied by the number of apartments or units occupied by a  
5 veteran returning from an armed conflict involving the armed  
6 forces of the United States who is liable, by contract with the  
7 owner or owners of record, for paying property taxes on the  
8 property and is an owner of record of a legal or equitable  
9 interest in the cooperative apartment building, other than a  
10 leasehold interest. In a cooperative where a homestead  
11 exemption has been granted, the cooperative association or the  
12 management firm of the cooperative or facility shall credit the  
13 savings resulting from that exemption only to the apportioned  
14 tax liability of the owner or resident who qualified for the  
15 exemption. Any person who willfully refuses to so credit the  
16 savings is guilty of a Class B misdemeanor.

17 (c) Application must be made during the application period  
18 in effect for the county of his or her residence. The assessor  
19 ~~or chief county assessment officer~~ may determine the  
20 eligibility of residential property to receive the homestead  
21 exemption provided by this Section by application, visual  
22 inspection, questionnaire, or other reasonable methods. The  
23 determination must be made in accordance with guidelines  
24 established by the Department.

25 (d) The exemption under this Section is in addition to any  
26 other homestead exemption provided in this Article 15.

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

4 (Source: P.A. 96-1288, eff. 7-26-10; 96-1418, eff. 8-2-10;  
5 97-333, eff. 8-12-11.)

6 (35 ILCS 200/15-168)

7 Sec. 15-168. Homestead exemption for persons with  
8 disabilities.

9 (a) Beginning with taxable year 2007, an annual homestead  
10 exemption is granted to persons with disabilities in the amount  
11 of \$2,000, except as provided in subsection (c), to be deducted  
12 from the property's value as equalized or assessed by the  
13 Department of Revenue. The person with a disability shall  
14 receive the homestead exemption upon meeting the following  
15 requirements:

16 (1) The property must be occupied as the primary  
17 residence by the person with a disability.

18 (2) The person with a disability must be liable for  
19 paying the real estate taxes on the property.

20 (3) The person with a disability must be an owner of  
21 record of the property or have a legal or equitable  
22 interest in the property as evidenced by a written  
23 instrument. In the case of a leasehold interest in  
24 property, the lease must be for a single family residence.

25 A person who has a disability during the taxable year is

1 eligible to apply for this homestead exemption during that  
2 taxable year. Application must be made during the application  
3 period in effect for the county of residence. If a homestead  
4 exemption has been granted under this Section and the person  
5 awarded the exemption subsequently becomes a resident of a  
6 facility licensed under the Nursing Home Care Act, the  
7 Specialized Mental Health Rehabilitation Act of 2013, the ID/DD  
8 Community Care Act, or the MC/DD Act, then the exemption shall  
9 continue (i) so long as the residence continues to be occupied  
10 by the qualifying person's spouse or (ii) if the residence  
11 remains unoccupied but is still owned by the person qualified  
12 for the homestead exemption.

13 (b) For the purposes of this Section, "person with a  
14 disability" means a person unable to engage in any substantial  
15 gainful activity by reason of a medically determinable physical  
16 or mental impairment which can be expected to result in death  
17 or has lasted or can be expected to last for a continuous  
18 period of not less than 12 months. Persons with disabilities  
19 filing claims under this Act shall submit proof of disability  
20 in such form and manner as the Department shall by rule and  
21 regulation prescribe. Proof that a claimant is eligible to  
22 receive disability benefits under the Federal Social Security  
23 Act shall constitute proof of disability for purposes of this  
24 Act. Issuance of an Illinois Person with a Disability  
25 Identification Card stating that the claimant is under a Class  
26 2 disability, as defined in Section 4A of the Illinois

1 Identification Card Act, shall constitute proof that the person  
2 named thereon is a person with a disability for purposes of  
3 this Act. A person with a disability not covered under the  
4 Federal Social Security Act and not presenting an Illinois  
5 Person with a Disability Identification Card stating that the  
6 claimant is under a Class 2 disability shall be examined by a  
7 physician, advanced practice nurse, or physician assistant  
8 designated by the Department, and his status as a person with a  
9 disability determined using the same standards as used by the  
10 Social Security Administration. The costs of any required  
11 examination shall be borne by the claimant.

12 (c) For land improved with (i) an apartment building owned  
13 and operated as a cooperative or (ii) a life care facility as  
14 defined under Section 2 of the Life Care Facilities Act that is  
15 considered to be a cooperative, the maximum reduction from the  
16 value of the property, as equalized or assessed by the  
17 Department, shall be multiplied by the number of apartments or  
18 units occupied by a person with a disability. The person with a  
19 disability shall receive the homestead exemption upon meeting  
20 the following requirements:

21 (1) The property must be occupied as the primary  
22 residence by the person with a disability.

23 (2) The person with a disability must be liable by  
24 contract with the owner or owners of record for paying the  
25 apportioned property taxes on the property of the  
26 cooperative or life care facility. In the case of a life

1 care facility, the person with a disability must be liable  
2 for paying the apportioned property taxes under a life care  
3 contract as defined in Section 2 of the Life Care  
4 Facilities Act.

5 (3) The person with a disability must be an owner of  
6 record of a legal or equitable interest in the cooperative  
7 apartment building. A leasehold interest does not meet this  
8 requirement.

9 If a homestead exemption is granted under this subsection, the  
10 cooperative association or management firm shall credit the  
11 savings resulting from the exemption to the apportioned tax  
12 liability of the qualifying person with a disability. The  
13 assessor ~~chief county assessment officer~~ may request  
14 reasonable proof that the association or firm has properly  
15 credited the exemption. A person who willfully refuses to  
16 credit an exemption to the qualified person with a disability  
17 is guilty of a Class B misdemeanor.

18 (d) The assessor ~~chief county assessment officer~~ shall  
19 determine the eligibility of property to receive the homestead  
20 exemption according to guidelines established by the  
21 Department. After a person has received an exemption under this  
22 Section, an annual verification of eligibility for the  
23 exemption shall be mailed to the taxpayer.

24 ~~In counties with fewer than 3,000,000 inhabitants, the~~  
25 ~~chief county assessment officer shall provide to each person~~  
26 ~~granted a homestead exemption under this Section a form to~~

1 ~~designate any other person to receive a duplicate of any notice~~  
2 ~~of delinquency in the payment of taxes assessed and levied~~  
3 ~~under this Code on the person's qualifying property. The~~  
4 ~~duplicate notice shall be in addition to the notice required to~~  
5 ~~be provided to the person receiving the exemption and shall be~~  
6 ~~given in the manner required by this Code. The person filing~~  
7 ~~the request for the duplicate notice shall pay an~~  
8 ~~administrative fee of \$5 to the chief county assessment~~  
9 ~~officer. The assessment officer shall then file the executed~~  
10 ~~designation with the county collector, who shall issue the~~  
11 ~~duplicate notices as indicated by the designation. A~~  
12 ~~designation may be rescinded by the person with a disability in~~  
13 ~~the manner required by the chief county assessment officer.~~

14 (e) A taxpayer who claims an exemption under Section 15-165  
15 or 15-169 may not claim an exemption under this Section.

16 (Source: P.A. 98-104, eff. 7-22-13; 99-143, eff. 7-27-15;  
17 99-180, eff. 7-29-15; 99-581, eff. 1-1-17; 99-642, eff.  
18 7-28-16.)

19 (35 ILCS 200/15-169)

20 Sec. 15-169. Homestead exemption for veterans with  
21 disabilities.

22 (a) Beginning with taxable year 2007, an annual homestead  
23 exemption, limited to the amounts set forth in subsections (b)  
24 and (b-3), is granted for property that is used as a qualified  
25 residence by a veteran with a disability.



1 (b) For taxable years prior to 2015, the amount of the  
2 exemption under this Section is as follows:

3 (1) for veterans with a service-connected disability  
4 of at least (i) 75% for exemptions granted in taxable years  
5 2007 through 2009 and (ii) 70% for exemptions granted in  
6 taxable year 2010 and each taxable year thereafter, as  
7 certified by the United States Department of Veterans  
8 Affairs, the annual exemption is \$5,000; and

9 (2) for veterans with a service-connected disability  
10 of at least 50%, but less than (i) 75% for exemptions  
11 granted in taxable years 2007 through 2009 and (ii) 70% for  
12 exemptions granted in taxable year 2010 and each taxable  
13 year thereafter, as certified by the United States  
14 Department of Veterans Affairs, the annual exemption is  
15 \$2,500.

16 (b-3) For taxable years 2015 and thereafter:

17 (1) if the veteran has a service connected disability  
18 of 30% or more but less than 50%, as certified by the  
19 United States Department of Veterans Affairs, then the  
20 annual exemption is \$2,500;

21 (2) if the veteran has a service connected disability  
22 of 50% or more but less than 70%, as certified by the  
23 United States Department of Veterans Affairs, then the  
24 annual exemption is \$5,000; and

25 (3) if the veteran has a service connected disability  
26 of 70% or more, as certified by the United States

1 Department of Veterans Affairs, then the property is exempt  
2 from taxation under this Code.

3 (b-5) If a homestead exemption is granted under this  
4 Section and the person awarded the exemption subsequently  
5 becomes a resident of a facility licensed under the Nursing  
6 Home Care Act or a facility operated by the United States  
7 Department of Veterans Affairs, then the exemption shall  
8 continue (i) so long as the residence continues to be occupied  
9 by the qualifying person's spouse or (ii) if the residence  
10 remains unoccupied but is still owned by the person who  
11 qualified for the homestead exemption.

12 (c) The tax exemption under this Section carries over to  
13 the benefit of the veteran's surviving spouse as long as the  
14 spouse holds the legal or beneficial title to the homestead,  
15 permanently resides thereon, and does not remarry. If the  
16 surviving spouse sells the property, an exemption not to exceed  
17 the amount granted from the most recent ad valorem tax roll may  
18 be transferred to his or her new residence as long as it is  
19 used as his or her primary residence and he or she does not  
20 remarry.

21 (c-1) Beginning with taxable year 2015, nothing in this  
22 Section shall require the veteran to have qualified for or  
23 obtained the exemption before death if the veteran was killed  
24 in the line of duty.

25 (d) The exemption under this Section applies for taxable  
26 year 2007 and thereafter. A taxpayer who claims an exemption

1 under Section 15-165 or 15-168 may not claim an exemption under  
2 this Section.

3 (e) Each taxpayer who has been granted an exemption under  
4 this Section must reapply on an annual basis. Application must  
5 be made during the application period in effect for the county  
6 of his or her residence. The assessor ~~or chief county~~  
7 ~~assessment officer~~ may determine the eligibility of  
8 residential property to receive the homestead exemption  
9 provided by this Section by application, visual inspection,  
10 questionnaire, or other reasonable methods. The determination  
11 must be made in accordance with guidelines established by the  
12 Department.

13 (f) For the purposes of this Section:

14 "Qualified residence" means real property, but less any  
15 portion of that property that is used for commercial purposes,  
16 with an equalized assessed value of less than \$250,000 that is  
17 the primary residence of a veteran with a disability. Property  
18 rented for more than 6 months is presumed to be used for  
19 commercial purposes.

20 "Veteran" means an Illinois resident who has served as a  
21 member of the United States Armed Forces on active duty or  
22 State active duty, a member of the Illinois National Guard, or  
23 a member of the United States Reserve Forces and who has  
24 received an honorable discharge.

25 (Source: P.A. 98-1145, eff. 12-30-14; 99-143, eff. 7-27-15;  
26 99-375, eff. 8-17-15; 99-642, eff. 7-28-16.)

1 (35 ILCS 200/15-170)

2 Sec. 15-170. Senior Citizens Homestead Exemption. An  
3 annual homestead exemption limited, except as described here  
4 with relation to cooperatives or life care facilities, to a  
5 maximum reduction set forth below from the property's value, as  
6 equalized or assessed by the Department, is granted for  
7 property that is occupied as a residence by a person 65 years  
8 of age or older who is liable for paying real estate taxes on  
9 the property and is an owner of record of the property or has a  
10 legal or equitable interest therein as evidenced by a written  
11 instrument, except for a leasehold interest, other than a  
12 leasehold interest of land on which a single family residence  
13 is located, which is occupied as a residence by a person 65  
14 years or older who has an ownership interest therein, legal,  
15 equitable or as a lessee, and on which he or she is liable for  
16 the payment of property taxes. Before taxable year 2004, the  
17 maximum reduction shall be \$2,500 ~~in counties with 3,000,000 or~~  
18 ~~more inhabitants and \$2,000 in all other counties.~~ For taxable  
19 years 2004 through 2005, the maximum reduction shall be \$3,000  
20 ~~in all counties.~~ For taxable years 2006 and 2007, the maximum  
21 reduction shall be \$3,500. For taxable years 2008 through 2011,  
22 the maximum reduction is \$4,000 ~~in all counties.~~ For taxable  
23 year 2012, the maximum reduction is \$5,000 ~~in counties with~~  
24 ~~3,000,000 or more inhabitants and \$4,000 in all other counties.~~  
25 For taxable years 2013 and thereafter, the maximum reduction is

1     \$5,000 ~~in all counties.~~

2           For land improved with an apartment building owned and  
3     operated as a cooperative, the maximum reduction from the value  
4     of the property, as equalized by the Department, shall be  
5     multiplied by the number of apartments or units occupied by a  
6     person 65 years of age or older who is liable, by contract with  
7     the owner or owners of record, for paying property taxes on the  
8     property and is an owner of record of a legal or equitable  
9     interest in the cooperative apartment building, other than a  
10    leasehold interest. For land improved with a life care  
11    facility, the maximum reduction from the value of the property,  
12    as equalized by the Department, shall be multiplied by the  
13    number of apartments or units occupied by persons 65 years of  
14    age or older, irrespective of any legal, equitable, or  
15    leasehold interest in the facility, who are liable, under a  
16    contract with the owner or owners of record of the facility,  
17    for paying property taxes on the property. In a cooperative or  
18    a life care facility where a homestead exemption has been  
19    granted, the cooperative association or the management firm of  
20    the cooperative or facility shall credit the savings resulting  
21    from that exemption only to the apportioned tax liability of  
22    the owner or resident who qualified for the exemption. Any  
23    person who willfully refuses to so credit the savings shall be  
24    guilty of a Class B misdemeanor. Under this Section and  
25    Sections 15-175, 15-176, and 15-177, "life care facility" means  
26    a facility, as defined in Section 2 of the Life Care Facilities

1 Act, with which the applicant for the homestead exemption has a  
2 life care contract as defined in that Act.

3 When a homestead exemption has been granted under this  
4 Section and the person qualifying subsequently becomes a  
5 resident of a facility licensed under the Assisted Living and  
6 Shared Housing Act, the Nursing Home Care Act, the Specialized  
7 Mental Health Rehabilitation Act of 2013, the ID/DD Community  
8 Care Act, or the MC/DD Act, the exemption shall continue so  
9 long as the residence continues to be occupied by the  
10 qualifying person's spouse if the spouse is 65 years of age or  
11 older, or if the residence remains unoccupied but is still  
12 owned by the person qualified for the homestead exemption.

13 A person who will be 65 years of age during the current  
14 assessment year shall be eligible to apply for the homestead  
15 exemption during that assessment year. Application shall be  
16 made during the application period in effect for the county of  
17 his residence.

18 Beginning with assessment year 2003, for taxes payable in  
19 2004, property that is first occupied as a residence after  
20 January 1 of any assessment year by a person who is eligible  
21 for the senior citizens homestead exemption under this Section  
22 must be granted a pro-rata exemption for the assessment year.  
23 The amount of the pro-rata exemption is the exemption allowed  
24 in the county under this Section divided by 365 and multiplied  
25 by the number of days during the assessment year the property  
26 is occupied as a residence by a person eligible for the

1 exemption under this Section. The assessor ~~chief county~~  
2 ~~assessment officer~~ must adopt reasonable procedures to  
3 establish eligibility for this pro-rata exemption.

4 The assessor ~~or chief county assessment officer~~ may  
5 determine the eligibility of a life care facility to receive  
6 the benefits provided by this Section, by affidavit,  
7 application, visual inspection, questionnaire or other  
8 reasonable methods in order to insure that the tax savings  
9 resulting from the exemption are credited by the management  
10 firm to the apportioned tax liability of each qualifying  
11 resident. The assessor may request reasonable proof that the  
12 management firm has so credited the exemption.

13 ~~The chief county assessment officer of each county with~~  
14 ~~less than 3,000,000 inhabitants shall provide to each person~~  
15 ~~allowed a homestead exemption under this Section a form to~~  
16 ~~designate any other person to receive a duplicate of any notice~~  
17 ~~of delinquency in the payment of taxes assessed and levied~~  
18 ~~under this Code on the property of the person receiving the~~  
19 ~~exemption. The duplicate notice shall be in addition to the~~  
20 ~~notice required to be provided to the person receiving the~~  
21 ~~exemption, and shall be given in the manner required by this~~  
22 ~~Code. The person filing the request for the duplicate notice~~  
23 ~~shall pay a fee of \$5 to cover administrative costs to the~~  
24 ~~supervisor of assessments, who shall then file the executed~~  
25 ~~designation with the county collector. Notwithstanding any~~  
26 ~~other provision of this Code to the contrary, the filing of~~

1 ~~such an executed designation requires the county collector to~~  
2 ~~provide duplicate notices as indicated by the designation. A~~  
3 ~~designation may be rescinded by the person who executed such~~  
4 ~~designation at any time, in the manner and form required by the~~  
5 ~~chief county assessment officer.~~

6 The assessor ~~or chief county assessment officer~~ may  
7 determine the eligibility of residential property to receive  
8 the homestead exemption provided by this Section by  
9 application, visual inspection, questionnaire or other  
10 reasonable methods. The determination shall be made in  
11 accordance with guidelines established by the Department.

12 Beginning ~~In counties with 3,000,000 or more inhabitants,~~  
13 ~~beginning~~ in taxable year 2010, each taxpayer who has been  
14 granted an exemption under this Section must reapply on an  
15 annual basis. The assessor ~~chief county assessment officer~~  
16 shall mail the application to the taxpayer. ~~In counties with~~  
17 ~~less than 3,000,000 inhabitants, the county board may by~~  
18 ~~resolution provide that if a person has been granted a~~  
19 ~~homestead exemption under this Section, the person qualifying~~  
20 ~~need not reapply for the exemption.~~

21 ~~In counties with less than 3,000,000 inhabitants, if the~~  
22 ~~assessor or chief county assessment officer requires annual~~  
23 ~~application for verification of eligibility for an exemption~~  
24 ~~once granted under this Section, the application shall be~~  
25 ~~mailed to the taxpayer.~~

26 The assessor ~~or chief county assessment officer~~ shall



1 notify each person who qualifies for an exemption under this  
2 Section that the person may also qualify for deferral of real  
3 estate taxes under the Senior Citizens Real Estate Tax Deferral  
4 Act. The notice shall set forth the qualifications needed for  
5 deferral of real estate taxes, the address and telephone number  
6 of county collector, and a statement that applications for  
7 deferral of real estate taxes may be obtained from the county  
8 collector.

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

12 (Source: P.A. 98-7, eff. 4-23-13; 98-104, eff. 7-22-13; 98-756,  
13 eff. 7-16-14; 99-180, eff. 7-29-15.)

14 (35 ILCS 200/15-172)

15 Sec. 15-172. Senior Citizens Assessment Freeze Homestead  
16 Exemption.

17 (a) This Section may be cited as the Senior Citizens  
18 Assessment Freeze Homestead Exemption.

19 (b) As used in this Section:

20 "Applicant" means an individual who has filed an  
21 application under this Section.

22 "Base amount" means the base year equalized assessed value  
23 of the residence plus the first year's equalized assessed value  
24 of any added improvements which increased the assessed value of  
25 the residence after the base year.

1 "Base year" means the taxable year prior to the taxable  
2 year for which the applicant first qualifies and applies for  
3 the exemption provided that in the prior taxable year the  
4 property was improved with a permanent structure that was  
5 occupied as a residence by the applicant who was liable for  
6 paying real property taxes on the property and who was either  
7 (i) an owner of record of the property or had legal or  
8 equitable interest in the property as evidenced by a written  
9 instrument or (ii) had a legal or equitable interest as a  
10 lessee in the parcel of property that was single family  
11 residence. If in any subsequent taxable year for which the  
12 applicant applies and qualifies for the exemption the equalized  
13 assessed value of the residence is less than the equalized  
14 assessed value in the existing base year (provided that such  
15 equalized assessed value is not based on an assessed value that  
16 results from a temporary irregularity in the property that  
17 reduces the assessed value for one or more taxable years), then  
18 that subsequent taxable year shall become the base year until a  
19 new base year is established under the terms of this paragraph.  
20 For taxable year 1999 only, the assessor ~~Chief County~~  
21 ~~Assessment Officer~~ shall review (i) all taxable years for which  
22 the applicant applied and qualified for the exemption and (ii)  
23 the existing base year. The assessor ~~assessment officer~~ shall  
24 select as the new base year the year with the lowest equalized  
25 assessed value. An equalized assessed value that is based on an  
26 assessed value that results from a temporary irregularity in

1 the property that reduces the assessed value for one or more  
2 taxable years shall not be considered the lowest equalized  
3 assessed value. The selected year shall be the base year for  
4 taxable year 1999 and thereafter until a new base year is  
5 established under the terms of this paragraph.

6 ~~"Chief County Assessment Officer" means the County~~  
7 ~~Assessor or Supervisor of Assessments of the county in which~~  
8 ~~the property is located.~~

9 "Equalized assessed value" means the assessed value as  
10 equalized by the Illinois Department of Revenue.

11 "Household" means the applicant, the spouse of the  
12 applicant, and all persons using the residence of the applicant  
13 as their principal place of residence.

14 "Household income" means the combined income of the members  
15 of a household for the calendar year preceding the taxable  
16 year.

17 "Income" has the same meaning as provided in Section 3.07  
18 of the Senior Citizens and Persons with Disabilities Property  
19 Tax Relief Act, except that, beginning in assessment year 2001,  
20 "income" does not include veteran's benefits.

21 "Internal Revenue Code of 1986" means the United States  
22 Internal Revenue Code of 1986 or any successor law or laws  
23 relating to federal income taxes in effect for the year  
24 preceding the taxable year.

25 "Life care facility that qualifies as a cooperative" means  
26 a facility as defined in Section 2 of the Life Care Facilities

1 Act.

2 "Maximum income limitation" means:

- 3 (1) \$35,000 prior to taxable year 1999;  
4 (2) \$40,000 in taxable years 1999 through 2003;  
5 (3) \$45,000 in taxable years 2004 through 2005;  
6 (4) \$50,000 in taxable years 2006 and 2007; and  
7 (5) \$55,000 in taxable year 2008 and thereafter.

8 "Residence" means the principal dwelling place and  
9 appurtenant structures used for residential purposes in this  
10 State occupied on January 1 of the taxable year by a household  
11 and so much of the surrounding land, constituting the parcel  
12 upon which the dwelling place is situated, as is used for  
13 residential purposes. If the assessor ~~Chief County Assessment~~  
14 ~~Officer~~ has established a specific legal description for a  
15 portion of property constituting the residence, then that  
16 portion of property shall be deemed the residence for the  
17 purposes of this Section.

18 "Taxable year" means the calendar year during which ad  
19 valorem property taxes payable in the next succeeding year are  
20 levied.

21 (c) Beginning in taxable year 1994, a senior citizens  
22 assessment freeze homestead exemption is granted for real  
23 property that is improved with a permanent structure that is  
24 occupied as a residence by an applicant who (i) is 65 years of  
25 age or older during the taxable year, (ii) has a household  
26 income that does not exceed the maximum income limitation,

1 (iii) is liable for paying real property taxes on the property,  
2 and (iv) is an owner of record of the property or has a legal or  
3 equitable interest in the property as evidenced by a written  
4 instrument. This homestead exemption shall also apply to a  
5 leasehold interest in a parcel of property improved with a  
6 permanent structure that is a single family residence that is  
7 occupied as a residence by a person who (i) is 65 years of age  
8 or older during the taxable year, (ii) has a household income  
9 that does not exceed the maximum income limitation, (iii) has a  
10 legal or equitable ownership interest in the property as  
11 lessee, and (iv) is liable for the payment of real property  
12 taxes on that property.

13 ~~The In counties of 3,000,000 or more inhabitants, the~~  
14 amount of the exemption for all taxable years is the equalized  
15 assessed value of the residence in the taxable year for which  
16 application is made minus the base amount. ~~In all other~~  
17 ~~counties, the amount of the exemption is as follows: (i)~~  
18 ~~through taxable year 2005 and for taxable year 2007 and~~  
19 ~~thereafter, the amount of this exemption shall be the equalized~~  
20 ~~assessed value of the residence in the taxable year for which~~  
21 ~~application is made minus the base amount; and (ii) for taxable~~  
22 ~~year 2006, the amount of the exemption is as follows:~~

23 ~~(1) For an applicant who has a household income of~~  
24 ~~\$45,000 or less, the amount of the exemption is the~~  
25 ~~equalized assessed value of the residence in the taxable~~  
26 ~~year for which application is made minus the base amount.~~

1           ~~(2) For an applicant who has a household income~~  
2           ~~exceeding \$45,000 but not exceeding \$46,250, the amount of~~  
3           ~~the exemption is (i) the equalized assessed value of the~~  
4           ~~residence in the taxable year for which application is made~~  
5           ~~minus the base amount (ii) multiplied by 0.8.~~

6           ~~(3) For an applicant who has a household income~~  
7           ~~exceeding \$46,250 but not exceeding \$47,500, the amount of~~  
8           ~~the exemption is (i) the equalized assessed value of the~~  
9           ~~residence in the taxable year for which application is made~~  
10           ~~minus the base amount (ii) multiplied by 0.6.~~

11           ~~(4) For an applicant who has a household income~~  
12           ~~exceeding \$47,500 but not exceeding \$48,750, the amount of~~  
13           ~~the exemption is (i) the equalized assessed value of the~~  
14           ~~residence in the taxable year for which application is made~~  
15           ~~minus the base amount (ii) multiplied by 0.4.~~

16           ~~(5) For an applicant who has a household income~~  
17           ~~exceeding \$48,750 but not exceeding \$50,000, the amount of~~  
18           ~~the exemption is (i) the equalized assessed value of the~~  
19           ~~residence in the taxable year for which application is made~~  
20           ~~minus the base amount (ii) multiplied by 0.2.~~

21           When the applicant is a surviving spouse of an applicant  
22           for a prior year for the same residence for which an exemption  
23           under this Section has been granted, the base year and base  
24           amount for that residence are the same as for the applicant for  
25           the prior year.

26           Each year at the time the assessment books are certified to

1 the County Clerk, the Board of Review or Board of Appeals shall  
2 give to the County Clerk a list of the assessed values of  
3 improvements on each parcel qualifying for this exemption that  
4 were added after the base year for this parcel and that  
5 increased the assessed value of the property.

6 In the case of land improved with an apartment building  
7 owned and operated as a cooperative or a building that is a  
8 life care facility that qualifies as a cooperative, the maximum  
9 reduction from the equalized assessed value of the property is  
10 limited to the sum of the reductions calculated for each unit  
11 occupied as a residence by a person or persons (i) 65 years of  
12 age or older, (ii) with a household income that does not exceed  
13 the maximum income limitation, (iii) who is liable, by contract  
14 with the owner or owners of record, for paying real property  
15 taxes on the property, and (iv) who is an owner of record of a  
16 legal or equitable interest in the cooperative apartment  
17 building, other than a leasehold interest. In the instance of a  
18 cooperative where a homestead exemption has been granted under  
19 this Section, the cooperative association or its management  
20 firm shall credit the savings resulting from that exemption  
21 only to the apportioned tax liability of the owner who  
22 qualified for the exemption. Any person who willfully refuses  
23 to credit that savings to an owner who qualifies for the  
24 exemption is guilty of a Class B misdemeanor.

25 When a homestead exemption has been granted under this  
26 Section and an applicant then becomes a resident of a facility

1 licensed under the Assisted Living and Shared Housing Act, the  
2 Nursing Home Care Act, the Specialized Mental Health  
3 Rehabilitation Act of 2013, the ID/DD Community Care Act, or  
4 the MC/DD Act, the exemption shall be granted in subsequent  
5 years so long as the residence (i) continues to be occupied by  
6 the qualified applicant's spouse or (ii) if remaining  
7 unoccupied, is still owned by the qualified applicant for the  
8 homestead exemption.

9 Beginning January 1, 1997, when an individual dies who  
10 would have qualified for an exemption under this Section, and  
11 the surviving spouse does not independently qualify for this  
12 exemption because of age, the exemption under this Section  
13 shall be granted to the surviving spouse for the taxable year  
14 preceding and the taxable year of the death, provided that,  
15 except for age, the surviving spouse meets all other  
16 qualifications for the granting of this exemption for those  
17 years.

18 When married persons maintain separate residences, the  
19 exemption provided for in this Section may be claimed by only  
20 one of such persons and for only one residence.

21 ~~For taxable year 1994 only, in counties having less than~~  
22 ~~3,000,000 inhabitants, to receive the exemption, a person shall~~  
23 ~~submit an application by February 15, 1995 to the Chief County~~  
24 ~~Assessment Officer of the county in which the property is~~  
25 ~~located. In counties having 3,000,000 or more inhabitants, for~~  
26 taxable year 1994 and all subsequent taxable years, to receive



1 the exemption, a person may submit an application to the  
2 assessor ~~Chief County Assessment Officer~~ of the county in which  
3 the property is located during such period as may be specified  
4 by the assessor ~~Chief County Assessment Officer~~. The assessor  
5 ~~Chief County Assessment Officer in counties of 3,000,000 or~~  
6 ~~more inhabitants~~ shall annually give notice of the application  
7 period by mail or by publication. ~~In counties having less than~~  
8 ~~3,000,000 inhabitants, beginning with taxable year 1995 and~~  
9 ~~thereafter, to receive the exemption, a person shall submit an~~  
10 ~~application by July 1 of each taxable year to the Chief County~~  
11 ~~Assessment Officer of the county in which the property is~~  
12 ~~located.~~ A county may, by ordinance, establish a date for  
13 submission of applications that is different than July 1. The  
14 applicant shall submit with the application an affidavit of the  
15 applicant's total household income, age, marital status (and if  
16 married the name and address of the applicant's spouse, if  
17 known), and principal dwelling place of members of the  
18 household on January 1 of the taxable year. The Department  
19 shall establish, by rule, a method for verifying the accuracy  
20 of affidavits filed by applicants under this Section, and the  
21 Chief County Assessment Officer may conduct audits of any  
22 taxpayer claiming an exemption under this Section to verify  
23 that the taxpayer is eligible to receive the exemption. Each  
24 application shall contain or be verified by a written  
25 declaration that it is made under the penalties of perjury. A  
26 taxpayer's signing a fraudulent application under this Act is

1 perjury, as defined in Section 32-2 of the Criminal Code of  
2 2012. The applications shall be clearly marked as applications  
3 for the Senior Citizens Assessment Freeze Homestead Exemption  
4 and must contain a notice that any taxpayer who receives the  
5 exemption is subject to an audit by the assessor ~~Chief County~~  
6 ~~Assessment Officer~~.

7 ~~Notwithstanding any other provision to the contrary, in~~  
8 ~~counties having fewer than 3,000,000 inhabitants, if an~~  
9 ~~applicant fails to file the application required by this~~  
10 ~~Section in a timely manner and this failure to file is due to a~~  
11 ~~mental or physical condition sufficiently severe so as to~~  
12 ~~render the applicant incapable of filing the application in a~~  
13 ~~timely manner, the Chief County Assessment Officer may extend~~  
14 ~~the filing deadline for a period of 30 days after the applicant~~  
15 ~~regains the capability to file the application, but in no case~~  
16 ~~may the filing deadline be extended beyond 3 months of the~~  
17 ~~original filing deadline. In order to receive the extension~~  
18 ~~provided in this paragraph, the applicant shall provide the~~  
19 ~~Chief County Assessment Officer with a signed statement from~~  
20 ~~the applicant's physician, advanced practice nurse, or~~  
21 ~~physician assistant stating the nature and extent of the~~  
22 ~~condition, that, in the physician's, advanced practice~~  
23 ~~nurse's, or physician assistant's opinion, the condition was so~~  
24 ~~severe that it rendered the applicant incapable of filing the~~  
25 ~~application in a timely manner, and the date on which the~~  
26 ~~applicant regained the capability to file the application.~~

1       ~~Beginning January 1, 1998, notwithstanding any other~~  
2 ~~provision to the contrary, in counties having fewer than~~  
3 ~~3,000,000 inhabitants, if an applicant fails to file the~~  
4 ~~application required by this Section in a timely manner and~~  
5 ~~this failure to file is due to a mental or physical condition~~  
6 ~~sufficiently severe so as to render the applicant incapable of~~  
7 ~~filing the application in a timely manner, the Chief County~~  
8 ~~Assessment Officer may extend the filing deadline for a period~~  
9 ~~of 3 months. In order to receive the extension provided in this~~  
10 ~~paragraph, the applicant shall provide the Chief County~~  
11 ~~Assessment Officer with a signed statement from the applicant's~~  
12 ~~physician, advanced practice nurse, or physician assistant~~  
13 ~~stating the nature and extent of the condition, and that, in~~  
14 ~~the physician's, advanced practice nurse's, or physician~~  
15 ~~assistant's opinion, the condition was so severe that it~~  
16 ~~rendered the applicant incapable of filing the application in a~~  
17 ~~timely manner.~~

18       ~~In counties having less than 3,000,000 inhabitants, if an~~  
19 ~~applicant was denied an exemption in taxable year 1994 and the~~  
20 ~~denial occurred due to an error on the part of an assessment~~  
21 ~~official, or his or her agent or employee, then beginning in~~  
22 ~~taxable year 1997 the applicant's base year, for purposes of~~  
23 ~~determining the amount of the exemption, shall be 1993 rather~~  
24 ~~than 1994. In addition, in taxable year 1997, the applicant's~~  
25 ~~exemption shall also include an amount equal to (i) the amount~~  
26 ~~of any exemption denied to the applicant in taxable year 1995~~

1 ~~as a result of using 1994, rather than 1993, as the base year,~~  
2 ~~(ii) the amount of any exemption denied to the applicant in~~  
3 ~~taxable year 1996 as a result of using 1994, rather than 1993,~~  
4 ~~as the base year, and (iii) the amount of the exemption~~  
5 ~~erroneously denied for taxable year 1994.~~

6 For purposes of this Section, a person who will be 65 years  
7 of age during the current taxable year shall be eligible to  
8 apply for the homestead exemption during that taxable year.  
9 Application shall be made during the application period in  
10 effect for the county of his or her residence.

11 The assessor ~~Chief County Assessment Officer~~ may determine  
12 the eligibility of a life care facility that qualifies as a  
13 cooperative to receive the benefits provided by this Section by  
14 use of an affidavit, application, visual inspection,  
15 questionnaire, or other reasonable method in order to insure  
16 that the tax savings resulting from the exemption are credited  
17 by the management firm to the apportioned tax liability of each  
18 qualifying resident. The assessor ~~Chief County Assessment~~  
19 ~~Officer~~ may request reasonable proof that the management firm  
20 has so credited that exemption.

21 Except as provided in this Section, all information  
22 received by the assessor ~~chief county assessment officer~~ or the  
23 Department from applications filed under this Section, or from  
24 any investigation conducted under the provisions of this  
25 Section, shall be confidential, except for official purposes or  
26 pursuant to official procedures for collection of any State or

1 local tax or enforcement of any civil or criminal penalty or  
2 sanction imposed by this Act or by any statute or ordinance  
3 imposing a State or local tax. Any person who divulges any such  
4 information in any manner, except in accordance with a proper  
5 judicial order, is guilty of a Class A misdemeanor.

6 Nothing contained in this Section shall prevent the  
7 Director or assessor ~~chief county assessment officer~~ from  
8 publishing or making available reasonable statistics  
9 concerning the operation of the exemption contained in this  
10 Section in which the contents of claims are grouped into  
11 aggregates in such a way that information contained in any  
12 individual claim shall not be disclosed.

13 (d) Each assessor ~~Chief County Assessment Officer~~ shall  
14 annually publish a notice of availability of the exemption  
15 provided under this Section. The notice shall be published at  
16 least 60 days but no more than 75 days prior to the date on  
17 which the application must be submitted to the assessor ~~Chief~~  
18 ~~County Assessment Officer~~ of the county in which the property  
19 is located. The notice shall appear in a newspaper of general  
20 circulation in the county.

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

24 (Source: P.A. 98-104, eff. 7-22-13; 99-143, eff. 7-27-15;  
25 99-180, eff. 7-29-15; 99-581, eff. 1-1-17; 99-642, eff.  
26 7-28-16.)

1 (35 ILCS 200/15-173)

2 Sec. 15-173. Natural Disaster Homestead Exemption.

3 (a) This Section may be cited as the Natural Disaster  
4 Homestead Exemption.

5 (b) As used in this Section:

6 "Base amount" means the base year equalized assessed value  
7 of the residence.

8 "Base year" means the taxable year prior to the taxable  
9 year in which the natural disaster occurred.

10 ~~"Chief county assessment officer" means the County~~  
11 ~~Assessor or Supervisor of Assessments of the county in which~~  
12 ~~the property is located.~~

13 "Equalized assessed value" means the assessed value as  
14 equalized by the Illinois Department of Revenue.

15 "Homestead property" has the meaning ascribed to that term  
16 in Section 15-175 of this Code.

17 "Natural disaster" means an occurrence of widespread or  
18 severe damage or loss of property resulting from any  
19 catastrophic cause including but not limited to fire, flood,  
20 earthquake, wind, storm, or extended period of severe inclement  
21 weather. In the case of a residential structure affected by  
22 flooding, the structure shall not be eligible for this  
23 homestead improvement exemption unless it is located within a  
24 local jurisdiction which is participating in the National Flood  
25 Insurance Program. A proclamation of disaster by the President

1 of the United States or Governor of the State of Illinois is  
2 not a prerequisite to the classification of an occurrence as a  
3 natural disaster under this Section.

4 (c) A homestead exemption shall be granted by the assessor  
5 ~~chief county assessment officer~~ for homestead properties  
6 containing a residential structure that has been rebuilt  
7 following a natural disaster occurring in taxable year 2012 or  
8 any taxable year thereafter. The amount of the exemption is the  
9 equalized assessed value of the residence in the first taxable  
10 year for which the taxpayer applies for an exemption under this  
11 Section minus the base amount. To be eligible for an exemption  
12 under this Section: (i) the residential structure must be  
13 rebuilt within 2 years after the date of the natural disaster;  
14 and (ii) the square footage of the rebuilt residential  
15 structure may not be more than 110% of the square footage of  
16 the original residential structure as it existed immediately  
17 prior to the natural disaster. The taxpayer's initial  
18 application for an exemption under this Section must be made no  
19 later than the first taxable year after the residential  
20 structure is rebuilt. The exemption shall continue at the same  
21 annual amount until the taxable year in which the property is  
22 sold or transferred.

23 (d) To receive the exemption, the taxpayer shall submit an  
24 application to the assessor ~~chief county assessment officer~~ of  
25 the county in which the property is located by July 1 of each  
26 taxable year. A county may, by resolution, establish a date for

1 submission of applications that is different than July 1. The  
2 assessor ~~chief county assessment officer~~ may require  
3 additional documentation to be provided by the applicant. The  
4 applications shall be clearly marked as applications for the  
5 Natural Disaster Homestead Exemption.

6 (e) Property is not eligible for an exemption under this  
7 Section and Section 15-180 for the same natural disaster or  
8 catastrophic event. The property may, however, remain eligible  
9 for an additional exemption under Section 15-180 for any  
10 separate event occurring after the property qualified for an  
11 exemption under this Section.

12 (f) The exemption under this Section carries over to the  
13 benefit of the surviving spouse as long as the spouse holds the  
14 legal or beneficial title to the homestead and permanently  
15 resides thereon.

16 (g) Notwithstanding Sections 6 and 8 of the State Mandates  
17 Act, no reimbursement by the State is required for the  
18 implementation of any mandate created by this Section.

19 (Source: P.A. 97-716, eff. 6-29-12.)

20 (35 ILCS 200/15-175)

21 Sec. 15-175. General homestead exemption.

22 (a) Except as provided in Sections 15-176 and 15-177,  
23 homestead property is entitled to an annual homestead exemption  
24 limited, except as described here with relation to  
25 cooperatives, to a reduction in the equalized assessed value of



1 homestead property equal to the increase in equalized assessed  
2 value for the current assessment year above the equalized  
3 assessed value of the property for 1977, up to the maximum  
4 reduction set forth below. If however, the 1977 equalized  
5 assessed value upon which taxes were paid is subsequently  
6 determined by local assessing officials, the Property Tax  
7 Appeal Board, or a court to have been excessive, the equalized  
8 assessed value which should have been placed on the property  
9 for 1977 shall be used to determine the amount of the  
10 exemption.

11 (b) Except as provided in Section 15-176, the maximum  
12 reduction before taxable year 2004 shall be \$4,500 ~~in counties~~  
13 ~~with 3,000,000 or more inhabitants and \$3,500 in all other~~  
14 ~~counties~~. Except as provided in Sections 15-176 and 15-177, for  
15 taxable years 2004 through 2007, the maximum reduction shall be  
16 \$5,000, for taxable year 2008, the maximum reduction is \$5,500,  
17 and, for taxable years 2009 through 2011, the maximum reduction  
18 is \$6,000 ~~in all counties~~. For taxable years 2012 and  
19 thereafter, the maximum reduction is \$7,000 ~~in counties with~~  
20 ~~3,000,000 or more inhabitants and \$6,000 in all other counties~~.  
21 If a county has elected to subject itself to the provisions of  
22 Section 15-176 as provided in subsection (k) of that Section,  
23 then, for the first taxable year only after the provisions of  
24 Section 15-176 no longer apply, for owners who, for the taxable  
25 year, have not been granted a senior citizens assessment freeze  
26 homestead exemption under Section 15-172 or a long-time

1 occupant homestead exemption under Section 15-177, there shall  
2 be an additional exemption of \$5,000 for owners with a  
3 household income of \$30,000 or less.

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

12 (d) If in any assessment year beginning with the 2000  
13 assessment year, homestead property has a pro-rata valuation  
14 under Section 9-180 resulting in an increase in the assessed  
15 valuation, a reduction in equalized assessed valuation equal to  
16 the increase in equalized assessed value of the property for  
17 the year of the pro-rata valuation above the equalized assessed  
18 value of the property for 1977 shall be applied to the property  
19 on a proportionate basis for the period the property qualified  
20 as homestead property during the assessment year. The maximum  
21 proportionate homestead exemption shall not exceed the maximum  
22 homestead exemption allowed in the county under this Section  
23 divided by 365 and multiplied by the number of days the  
24 property qualified as homestead property.

25 (d-1) In counties with 3,000,000 or more inhabitants, where  
26 the chief county assessment officer provides a notice of

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

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

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

3 "Current tax year" means the year prior to the collection  
4 year.

5 (e) The assessor ~~chief county assessment officer~~ may, when  
6 considering whether to grant a leasehold exemption under this  
7 Section, require the following conditions to be met:

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

12 (2) that a copy of the lease must be filed with the  
13 assessor ~~chief county assessment officer~~ by the owner of  
14 the property at the time the notarized application is  
15 submitted;

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

18 (4) that the lease must include the following language  
19 in substantially the following form:

20 "Lessee shall be liable for the payment of real  
21 estate taxes with respect to the residence in  
22 accordance with the terms and conditions of Section  
23 15-175 of the Property Tax Code (35 ILCS 200/15-175).  
24 The permanent real estate index number for the premises  
25 is (insert number), and, according to the most recent  
26 property tax bill, the current amount of real estate

1 taxes associated with the premises is (insert amount)  
2 per year. The parties agree that the monthly rent set  
3 forth above shall be increased or decreased pro rata  
4 (effective January 1 of each calendar year) to reflect  
5 any increase or decrease in real estate taxes. Lessee  
6 shall be deemed to be satisfying Lessee's liability for  
7 the above mentioned real estate taxes with the monthly  
8 rent payments as set forth above (or increased or  
9 decreased as set forth herein).".

10 In addition, if there is a change in lessee, or if the  
11 lessee vacates the property, then the assessor ~~chief county~~  
12 ~~assessment officer~~ may require the owner of the property to  
13 notify the assessor ~~chief county assessment officer~~ of that  
14 change.

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

17 (f) "Homestead property" under this Section includes  
18 residential property that is occupied by its owner or owners as  
19 his or their principal dwelling place, or that is a leasehold  
20 interest on which a single family residence is situated, which  
21 is occupied as a residence by a person who has an ownership  
22 interest therein, legal or equitable or as a lessee, and on  
23 which the person is liable for the payment of property taxes.  
24 For land improved with an apartment building owned and operated  
25 as a cooperative or a building which is a life care facility as  
26 defined in Section 15-170 and considered to be a cooperative

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

12 "Household", as used in this Section, means the owner, the  
13 spouse of the owner, and all persons using the residence of the  
14 owner as their principal place of residence.

15 "Household income", as used in this Section, means the  
16 combined income of the members of a household for the calendar  
17 year preceding the taxable year.

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

22 (g) In a cooperative where a homestead exemption has been  
23 granted, the cooperative association or its management firm  
24 shall credit the savings resulting from that exemption only to  
25 the apportioned tax liability of the owner who qualified for  
26 the exemption. Any person who willfully refuses to so credit

1 the savings shall be guilty of a Class B misdemeanor.

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

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

24 (i-5) ~~This subsection (i-5) applies to counties with~~  
25 ~~3,000,000 or more inhabitants.~~ In the event of a sale of  
26 homestead property, the homestead exemption shall remain in

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

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

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

24 (Source: P.A. 98-7, eff. 4-23-13; 98-463, eff. 8-16-13; 99-143,  
25 eff. 7-27-15; 99-164, eff. 7-28-15; 99-642, eff. 7-28-16;  
26 99-851, eff. 8-19-16.)



1 (35 ILCS 200/15-176)

2 Sec. 15-176. Alternative general homestead exemption.

3 (a) For the assessment years as determined under subsection  
4 (j), in any county that has elected, by an ordinance in  
5 accordance with subsection (k), to be subject to the provisions  
6 of this Section in lieu of the provisions of Section 15-175,  
7 homestead property is entitled to an annual homestead exemption  
8 equal to a reduction in the property's equalized assessed value  
9 calculated as provided in this Section.

10 (b) As used in this Section:

11 (1) "Assessor" means the supervisor of assessments or  
12 the chief county assessment officer of each county.

13 (2) "Adjusted homestead value" means the lesser of the  
14 following values:

15 (A) The property's base homestead value increased  
16 by 7% for each tax year after the base year through and  
17 including the current tax year, or, if the property is  
18 sold or ownership is otherwise transferred, the  
19 property's base homestead value increased by 7% for  
20 each tax year after the year of the sale or transfer  
21 through and including the current tax year. The  
22 increase by 7% each year is an increase by 7% over the  
23 prior year.

24 (B) The property's equalized assessed value for  
25 the current tax year minus: (i) \$4,500 ~~in Cook County~~

1 ~~or \$3,500 in all other counties~~ in tax year 2003; (ii)  
2 \$5,000 ~~in all counties~~ in tax years 2004 and 2005; and  
3 (iii) the lesser of the amount of the general homestead  
4 exemption under Section 15-175 or an amount equal to  
5 the increase in the equalized assessed value for the  
6 current tax year above the equalized assessed value for  
7 1977 in tax year 2006 and thereafter.

8 (3) "Base homestead value".

9 (A) Except as provided in subdivision (b) (3) (A-5)  
10 or (b) (3) (B), "base homestead value" means the  
11 equalized assessed value of the property for the base  
12 year prior to exemptions, minus (i) \$4,500 ~~in Cook~~  
13 ~~County or \$3,500 in all other counties~~ in tax year  
14 2003, (ii) \$5,000 ~~in all counties~~ in tax years 2004 and  
15 2005, or (iii) the lesser of the amount of the general  
16 homestead exemption under Section 15-175 or an amount  
17 equal to the increase in the equalized assessed value  
18 for the current tax year above the equalized assessed  
19 value for 1977 in tax year 2006 and thereafter,  
20 provided that it was assessed for that year as  
21 residential property qualified for any of the  
22 homestead exemptions under Sections 15-170 through  
23 15-175 of this Code, then in force, and further  
24 provided that the property's assessment was not based  
25 on a reduced assessed value resulting from a temporary  
26 irregularity in the property for that year. Except as

1 provided in subdivision (b) (3) (B), if the property did  
2 not have a residential equalized assessed value for the  
3 base year, then "base homestead value" means the base  
4 homestead value established by the assessor under  
5 subsection (c).

6 (A-5) On or before September 1, 2007, in Cook  
7 County, the base homestead value, as set forth under  
8 subdivision (b) (3) (A) and except as provided under  
9 subdivision (b) (3) (B), must be recalculated as the  
10 equalized assessed value of the property for the base  
11 year, prior to exemptions, minus:

12 (1) if the general assessment year for the  
13 property was 2003, the lesser of (i) \$4,500 or (ii)  
14 the amount equal to the increase in equalized  
15 assessed value for the 2002 tax year above the  
16 equalized assessed value for 1977;

17 (2) if the general assessment year for the  
18 property was 2004, the lesser of (i) \$4,500 or (ii)  
19 the amount equal to the increase in equalized  
20 assessed value for the 2003 tax year above the  
21 equalized assessed value for 1977;

22 (3) if the general assessment year for the  
23 property was 2005, the lesser of (i) \$5,000 or (ii)  
24 the amount equal to the increase in equalized  
25 assessed value for the 2004 tax year above the  
26 equalized assessed value for 1977.

1 (B) If the property is sold or ownership is  
2 otherwise transferred, other than sales or transfers  
3 between spouses or between a parent and a child, "base  
4 homestead value" means the equalized assessed value of  
5 the property at the time of the sale or transfer prior  
6 to exemptions, minus: (i) \$4,500 ~~in Cook County or~~  
7 ~~\$3,500 in all other counties~~ in tax year 2003; (ii)  
8 \$5,000 ~~in all counties~~ in tax years 2004 and 2005; and  
9 (iii) the lesser of the amount of the general homestead  
10 exemption under Section 15-175 or an amount equal to  
11 the increase in the equalized assessed value for the  
12 current tax year above the equalized assessed value for  
13 1977 in tax year 2006 and thereafter, provided that it  
14 was assessed as residential property qualified for any  
15 of the homestead exemptions under Sections 15-170  
16 through 15-175 of this Code, then in force, and further  
17 provided that the property's assessment was not based  
18 on a reduced assessed value resulting from a temporary  
19 irregularity in the property.

20 (3.5) "Base year" means (i) tax year 2002 ~~in Cook~~  
21 ~~County or (ii) tax year 2008 or 2009 in all other counties~~  
22 ~~in accordance with the designation made by the county as~~  
23 ~~provided in subsection (k).~~

24 (4) "Current tax year" means the tax year for which the  
25 exemption under this Section is being applied.

26 (5) "Equalized assessed value" means the property's

1           assessed value as equalized by the Department.

2           (6) "Homestead" or "homestead property" means:

3           (A) Residential property that as of January 1 of  
4           the tax year is occupied by its owner or owners as his,  
5           her, or their principal dwelling place, or that is a  
6           leasehold interest on which a single family residence  
7           is situated, that is occupied as a residence by a  
8           person who has a legal or equitable interest therein  
9           evidenced by a written instrument, as an owner or as a  
10          lessee, and on which the person is liable for the  
11          payment of property taxes. Residential units in an  
12          apartment building owned and operated as a  
13          cooperative, or as a life care facility, which are  
14          occupied by persons who hold a legal or equitable  
15          interest in the cooperative apartment building or life  
16          care facility as owners or lessees, and who are liable  
17          by contract for the payment of property taxes, shall be  
18          included within this definition of homestead property.

19          (B) A homestead includes the dwelling place,  
20          appurtenant structures, and so much of the surrounding  
21          land constituting the parcel on which the dwelling  
22          place is situated as is used for residential purposes.  
23          If the assessor has established a specific legal  
24          description for a portion of property constituting the  
25          homestead, then the homestead shall be limited to the  
26          property within that description.

1           (7) "Life care facility" means a facility as defined in  
2           Section 2 of the Life Care Facilities Act.

3           (c) If the property did not have a residential equalized  
4           assessed value for the base year as provided in subdivision  
5           (b) (3) (A) of this Section, then the assessor shall first  
6           determine an initial value for the property by comparison with  
7           assessed values for the base year of other properties having  
8           physical and economic characteristics similar to those of the  
9           subject property, so that the initial value is uniform in  
10          relation to assessed values of those other properties for the  
11          base year. The product of the initial value multiplied by the  
12          equalized factor for the base year for homestead properties in  
13          that county, less: (i) \$4,500 ~~in Cook County or \$3,500 in all~~  
14          ~~other counties~~ in tax year ~~years~~ 2003; (ii) \$5,000 ~~in all~~  
15          ~~counties~~ in tax years ~~year~~ 2004 and 2005; and (iii) the lesser  
16          of the amount of the general homestead exemption under Section  
17          15-175 or an amount equal to the increase in the equalized  
18          assessed value for the current tax year above the equalized  
19          assessed value for 1977 in tax year 2006 and thereafter, is the  
20          base homestead value.

21          For any tax year for which the assessor determines or  
22          adjusts an initial value and hence a base homestead value under  
23          this subsection (c), the initial value shall be subject to  
24          review by the same procedures applicable to assessed values  
25          established under this Code for that tax year.

26          (d) The base homestead value shall remain constant, except

1 that the assessor may revise it under the following  
2 circumstances:

3 (1) If the equalized assessed value of a homestead  
4 property for the current tax year is less than the previous  
5 base homestead value for that property, then the current  
6 equalized assessed value (provided it is not based on a  
7 reduced assessed value resulting from a temporary  
8 irregularity in the property) shall become the base  
9 homestead value in subsequent tax years.

10 (2) For any year in which new buildings, structures, or  
11 other improvements are constructed on the homestead  
12 property that would increase its assessed value, the  
13 assessor shall adjust the base homestead value as provided  
14 in subsection (c) of this Section with due regard to the  
15 value added by the new improvements.

16 (3) If the property is sold or ownership is otherwise  
17 transferred, the base homestead value of the property shall  
18 be adjusted as provided in subdivision (b) (3) (B). This item  
19 (3) does not apply to sales or transfers between spouses or  
20 between a parent and a child.

21 (4) the recalculation required in Cook County under  
22 subdivision (b) (3) (A-5).

23 (e) The amount of the exemption under this Section is the  
24 equalized assessed value of the homestead property for the  
25 current tax year, minus the adjusted homestead value, with the  
26 following exceptions:

1           (1) ~~The In Cook County,~~ the exemption under this  
2 Section shall not exceed \$20,000 for any taxable year  
3 through tax year:

4           (i) 2005, if the general assessment year for the  
5 property is 2003;

6           (ii) 2006, if the general assessment year for the  
7 property is 2004; or

8           (iii) 2007, if the general assessment year for the  
9 property is 2005.

10          (1.1) Thereafter, ~~in Cook County, and in all other~~  
11 ~~counties,~~ the exemption is as follows:

12           (i) if the general assessment year for the property  
13 is 2006, then the exemption may not exceed: \$33,000 for  
14 taxable year 2006; \$26,000 for taxable year 2007;  
15 \$20,000 for taxable years 2008 and 2009; \$16,000 for  
16 taxable year 2010; and \$12,000 for taxable year 2011;

17           (ii) if the general assessment year for the  
18 property is 2007, then the exemption may not exceed:  
19 \$33,000 for taxable year 2007; \$26,000 for taxable year  
20 2008; \$20,000 for taxable years 2009 and 2010; \$16,000  
21 for taxable year 2011; and \$12,000 for taxable year  
22 2012; and

23           (iii) if the general assessment year for the  
24 property is 2008, then the exemption may not exceed:  
25 \$33,000 for taxable year 2008; \$26,000 for taxable year  
26 2009; \$20,000 for taxable years 2010 and 2011; \$16,000



1           for taxable year 2012; and \$12,000 for taxable year  
2           2013.

3           (1.5) ~~For In Cook County, for~~ the 2006 taxable year only,  
4           the maximum amount of the exemption set forth under subsection  
5           (e) (1.1) (i) of this Section may be increased: (i) by \$7,000 if  
6           the equalized assessed value of the property in that taxable  
7           year exceeds the equalized assessed value of that property in  
8           2002 by 100% or more; or (ii) by \$2,000 if the equalized  
9           assessed value of the property in that taxable year exceeds the  
10          equalized assessed value of that property in 2002 by more than  
11          80% but less than 100%.

12          (2) In the case of homestead property that also  
13          qualifies for the exemption under Section 15-172, the  
14          property is entitled to the exemption under this Section,  
15          limited to the amount of (i) \$4,500 ~~in Cook County or~~  
16          ~~\$3,500 in all other counties~~ in tax year 2003, (ii) \$5,000  
17          ~~in all counties~~ in tax years 2004 and 2005, or (iii) the  
18          lesser of the amount of the general homestead exemption  
19          under Section 15-175 or an amount equal to the increase in  
20          the equalized assessed value for the current tax year above  
21          the equalized assessed value for 1977 in tax year 2006 and  
22          thereafter.

23          (f) In the case of an apartment building owned and operated  
24          as a cooperative, or as a life care facility, that contains  
25          residential units that qualify as homestead property under this  
26          Section, the maximum cumulative exemption amount attributed to

1 the entire building or facility shall not exceed the sum of the  
2 exemptions calculated for each qualified residential unit. The  
3 cooperative association, management firm, or other person or  
4 entity that manages or controls the cooperative apartment  
5 building or life care facility shall credit the exemption  
6 attributable to each residential unit only to the apportioned  
7 tax liability of the owner or other person responsible for  
8 payment of taxes as to that unit. Any person who willfully  
9 refuses to so credit the exemption is guilty of a Class B  
10 misdemeanor.

11 (g) When married persons maintain separate residences, the  
12 exemption provided under this Section shall be claimed by only  
13 one such person and for only one residence.

14 (h) In the event of a sale or other transfer in ownership  
15 of the homestead property, the exemption under this Section  
16 shall remain in effect for the remainder of the tax year and be  
17 calculated using the same base homestead value in which the  
18 sale or transfer occurs, but (other than for sales or transfers  
19 between spouses or between a parent and a child) shall be  
20 calculated for any subsequent tax year using the new base  
21 homestead value as provided in subdivision (b)(3)(B). The  
22 assessor may require the new owner of the property to apply for  
23 the exemption in the following year.

24 (i) The assessor may determine whether property qualifies  
25 as a homestead under this Section by application, visual  
26 inspection, questionnaire, or other reasonable methods. Each

1 year, at the time the assessment books are certified to the  
2 county clerk by the board of review, the assessor shall furnish  
3 to the county clerk a list of the properties qualified for the  
4 homestead exemption under this Section. The list shall note the  
5 base homestead value of each property to be used in the  
6 calculation of the exemption for the current tax year.

7 (j) In counties with 3,000,000 or more inhabitants, the  
8 provisions of this Section apply as follows:

9 (1) If the general assessment year for the property is  
10 2003, this Section applies for assessment years 2003  
11 through 2011. Thereafter, the provisions of Section 15-175  
12 apply.

13 (2) If the general assessment year for the property is  
14 2004, this Section applies for assessment years 2004  
15 through 2012. Thereafter, the provisions of Section 15-175  
16 apply.

17 (3) If the general assessment year for the property is  
18 2005, this Section applies for assessment years 2005  
19 through 2013. Thereafter, the provisions of Section 15-175  
20 apply.

21 ~~In counties with less than 3,000,000 inhabitants, this~~  
22 ~~Section applies for assessment years (i) 2009, 2010, 2011, and~~  
23 ~~2012 if tax year 2008 is the designated base year or (ii) 2010,~~  
24 ~~2011, 2012, and 2013 if tax year 2009 is the designated base~~  
25 ~~year. Thereafter, the provisions of Section 15-175 apply.~~

26 (k) To be subject to the provisions of this Section in lieu

1 of Section 15-175, a county must adopt an ordinance to subject  
2 itself to the provisions of this Section within 6 months after  
3 August 2, 2010 (the effective date of Public Act 96-1418) ~~this~~  
4 ~~amendatory Act of the 96th General Assembly. In a county other~~  
5 ~~than Cook County, the ordinance must designate either tax year~~  
6 ~~2008 or tax year 2009 as the base year.~~

7 (1) Notwithstanding Sections 6 and 8 of the State Mandates  
8 Act, no reimbursement by the State is required for the  
9 implementation of any mandate created by this Section.

10 (Source: P.A. 95-644, eff 10-12-07; 96-1418, eff. 8-2-10;  
11 revised 9-13-16.)

12 (35 ILCS 200/15-177)

13 Sec. 15-177. The long-time occupant homestead exemption.

14 (a) If the county has elected, under Section 15-176, to be  
15 subject to the provisions of the alternative general homestead  
16 exemption, then, for taxable years 2007 and thereafter,  
17 regardless of whether the exemption under Section 15-176  
18 applies, qualified homestead property is entitled to an annual  
19 homestead exemption equal to a reduction in the property's  
20 equalized assessed value calculated as provided in this  
21 Section.

22 (b) As used in this Section:

23 "Adjusted homestead value" means the lesser of the  
24 following values:

25 (1) The property's base homestead value increased by:

1 (i) 10% for each taxable year after the base year through  
2 and including the current tax year for qualified taxpayers  
3 with a household income of more than \$75,000 but not  
4 exceeding \$100,000; or (ii) 7% for each taxable year after  
5 the base year through and including the current tax year  
6 for qualified taxpayers with a household income of \$75,000  
7 or less. The increase each year is an increase over the  
8 prior year; or

9 (2) The property's equalized assessed value for the  
10 current tax year minus the general homestead deduction.

11 "Base homestead value" means:

12 (1) if the property did not have an adjusted homestead  
13 value under Section 15-176 for the base year, then an  
14 amount equal to the equalized assessed value of the  
15 property for the base year prior to exemptions, minus the  
16 general homestead deduction, provided that the property's  
17 assessment was not based on a reduced assessed value  
18 resulting from a temporary irregularity in the property for  
19 that year; or

20 (2) if the property had an adjusted homestead value  
21 under Section 15-176 for the base year, then an amount  
22 equal to the adjusted homestead value of the property under  
23 Section 15-176 for the base year.

24 "Base year" means the taxable year prior to the taxable  
25 year in which the taxpayer first qualifies for the exemption  
26 under this Section.

1 "Current taxable year" means the taxable year for which the  
2 exemption under this Section is being applied.

3 "Equalized assessed value" means the property's assessed  
4 value as equalized by the Department.

5 "Homestead" or "homestead property" means residential  
6 property that as of January 1 of the tax year is occupied by a  
7 qualified taxpayer as his or her principal dwelling place, or  
8 that is a leasehold interest on which a single family residence  
9 is situated, that is occupied as a residence by a qualified  
10 taxpayer who has a legal or equitable interest therein  
11 evidenced by a written instrument, as an owner or as a lessee,  
12 and on which the person is liable for the payment of property  
13 taxes. Residential units in an apartment building owned and  
14 operated as a cooperative, or as a life care facility, which  
15 are occupied by persons who hold a legal or equitable interest  
16 in the cooperative apartment building or life care facility as  
17 owners or lessees, and who are liable by contract for the  
18 payment of property taxes, are included within this definition  
19 of homestead property. A homestead includes the dwelling place,  
20 appurtenant structures, and so much of the surrounding land  
21 constituting the parcel on which the dwelling place is situated  
22 as is used for residential purposes. If the assessor has  
23 established a specific legal description for a portion of  
24 property constituting the homestead, then the homestead is  
25 limited to the property within that description.

26 "Household income" has the meaning set forth under Section

1 15-172 of this Code.

2 "General homestead deduction" means the amount of the  
3 general homestead exemption under Section 15-175.

4 "Life care facility" means a facility defined in Section 2  
5 of the Life Care Facilities Act.

6 "Qualified homestead property" means homestead property  
7 owned by a qualified taxpayer.

8 "Qualified taxpayer" means any individual:

9 (1) who, for at least 10 continuous years as of January  
10 1 of the taxable year, has occupied the same homestead  
11 property as a principal residence and domicile or who, for  
12 at least 5 continuous years as of January 1 of the taxable  
13 year, has occupied the same homestead property as a  
14 principal residence and domicile if that person received  
15 assistance in the acquisition of the property as part of a  
16 government or nonprofit housing program; and

17 (2) who has a household income of \$100,000 or less.

18 (c) The base homestead value must remain constant, except  
19 that the assessor may revise it under any of the following  
20 circumstances:

21 (1) If the equalized assessed value of a homestead  
22 property for the current tax year is less than the previous  
23 base homestead value for that property, then the current  
24 equalized assessed value (provided it is not based on a  
25 reduced assessed value resulting from a temporary  
26 irregularity in the property) becomes the base homestead

1 value in subsequent tax years.

2 (2) For any year in which new buildings, structures, or  
3 other improvements are constructed on the homestead  
4 property that would increase its assessed value, the  
5 assessor shall adjust the base homestead value with due  
6 regard to the value added by the new improvements.

7 (d) The amount of the exemption under this Section is the  
8 greater of: (i) the equalized assessed value of the homestead  
9 property for the current tax year minus the adjusted homestead  
10 value; or (ii) the general homestead deduction.

11 (e) In the case of an apartment building owned and operated  
12 as a cooperative, or as a life care facility, that contains  
13 residential units that qualify as homestead property of a  
14 qualified taxpayer under this Section, the maximum cumulative  
15 exemption amount attributed to the entire building or facility  
16 shall not exceed the sum of the exemptions calculated for each  
17 unit that is a qualified homestead property. The cooperative  
18 association, management firm, or other person or entity that  
19 manages or controls the cooperative apartment building or life  
20 care facility shall credit the exemption attributable to each  
21 residential unit only to the apportioned tax liability of the  
22 qualified taxpayer as to that unit. Any person who willfully  
23 refuses to so credit the exemption is guilty of a Class B  
24 misdemeanor.

25 (f) When married persons maintain separate residences, the  
26 exemption provided under this Section may be claimed by only



1 one such person and for only one residence. No person who  
2 receives an exemption under Section 15-172 of this Code may  
3 receive an exemption under this Section. No person who receives  
4 an exemption under this Section may receive an exemption under  
5 Section 15-175 or 15-176 of this Code.

6 (g) In the event of a sale or other transfer in ownership  
7 of the homestead property between spouses or between a parent  
8 and a child, the exemption under this Section remains in effect  
9 if the new owner has a household income of \$100,000 or less.

10 (h) In the event of a sale or other transfer in ownership  
11 of the homestead property other than subsection (g) of this  
12 Section, the exemption under this Section shall remain in  
13 effect for the remainder of the tax year and be calculated  
14 using the same base homestead value in which the sale or  
15 transfer occurs.

16 (i) To receive the exemption, a person must submit an  
17 application to the county assessor during the period specified  
18 by the county assessor.

19 The county assessor shall annually give notice of the  
20 application period by mail or by publication.

21 The taxpayer must submit, with the application, an  
22 affidavit of the taxpayer's total household income, marital  
23 status (and if married the name and address of the applicant's  
24 spouse, if known), and principal dwelling place of members of  
25 the household on January 1 of the taxable year. The Department  
26 shall establish, by rule, a method for verifying the accuracy

1 of affidavits filed by applicants under this Section, and the  
2 Chief County Assessment Officer may conduct audits of any  
3 taxpayer claiming an exemption under this Section to verify  
4 that the taxpayer is eligible to receive the exemption. Each  
5 application shall contain or be verified by a written  
6 declaration that it is made under the penalties of perjury. A  
7 taxpayer's signing a fraudulent application under this Act is  
8 perjury, as defined in Section 32-2 of the Criminal Code of  
9 2012. The applications shall be clearly marked as applications  
10 for the Long-time Occupant Homestead Exemption and must contain  
11 a notice that any taxpayer who receives the exemption is  
12 subject to an audit by the assessor ~~Chief County Assessment~~  
13 ~~Officer~~.

14 (j) Notwithstanding Sections 6 and 8 of the State Mandates  
15 Act, no reimbursement by the State is required for the  
16 implementation of any mandate created by this Section.

17 (Source: P.A. 97-1150, eff. 1-25-13.)

18 (35 ILCS 200/15-180)

19 Sec. 15-180. Homestead improvements. Homestead properties  
20 that have been improved and residential structures on homestead  
21 property that have been rebuilt following a catastrophic event  
22 are entitled to a homestead improvement exemption, limited to  
23 \$30,000 per year through December 31, 1997, \$45,000 beginning  
24 January 1, 1998 and through December 31, 2003, and \$75,000 per  
25 year for that homestead property beginning January 1, 2004 and

1 thereafter, in fair cash value, when that property is owned and  
2 used exclusively for a residential purpose and upon  
3 demonstration that a proposed increase in assessed value is  
4 attributable solely to a new improvement of an existing  
5 structure or the rebuilding of a residential structure  
6 following a catastrophic event. To be eligible for an exemption  
7 under this Section after a catastrophic event, the residential  
8 structure must be rebuilt within 2 years after the catastrophic  
9 event. The exemption for rebuilt structures under this Section  
10 applies to the increase in value of the rebuilt structure over  
11 the value of the structure before the catastrophic event. The  
12 amount of the exemption shall be limited to the fair cash value  
13 added by the new improvement or rebuilding and shall continue  
14 for 4 years from the date the improvement or rebuilding is  
15 completed and occupied, or until the next following general  
16 assessment of that property, whichever is later.

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

1 the case of a residential structure affected by flooding, the  
2 structure shall not be eligible for this homestead improvement  
3 exemption unless it is located within a local jurisdiction  
4 which is participating in the National Flood Insurance Program.

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

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

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

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

1 (35 ILCS 200/Art. 15 Div. 3 heading new)

2 Division 3. Homestead exemptions in counties with fewer than  
3 3,000,000 inhabitants

4 (35 ILCS 200/15-261 new)

5 Sec. 15-261. Applicability. This Division 3 applies in  
6 counties with fewer than 3,000,000 inhabitants and encompasses  
7 this Section and Sections in Article 15 occurring after this  
8 Section.

9 (35 ILCS 200/15-262 new)

10 Sec. 15-262. Homestead Exemptions; Definitions.

11 (a) "Homestead property" under this Section includes:

12 (1) Property that is occupied as a principal dwelling  
13 place by its owner or owners who are liable for the payment  
14 of property taxes; or

15 (2) A leasehold interest in property on which a  
16 detached single-family residence is situated, which is  
17 occupied as a principal dwelling place by a person or  
18 persons who has an ownership interest therein, legal or  
19 equitable or as a lessee, and on which the person or  
20 persons is liable for the payment of property taxes; or

21 (3) A unit in an apartment building owned and operated  
22 as a cooperative, occupied as a principal dwelling place by  
23 a person or persons who is liable, by contract with the

1 owner or owners of record, for paying property taxes on the  
2 property and is an owner of record of a legal or equitable  
3 interest in the cooperative apartment building, other than  
4 a leasehold interest; or

5 (4) A unit within a building which is a life care  
6 facility operated as a cooperative, occupied by a person or  
7 persons who is liable, by contract with the owner or owners  
8 of record, for paying property taxes on the property and is  
9 an owner of record of a legal or equitable interest in the  
10 cooperative apartment building, other than a leasehold  
11 interest.

12 (b) "Homestead owner" under this Section includes:

13 (1) The person or persons who own and occupy  
14 residential property as a principal dwelling place by its  
15 owner or owners who are liable for the payment of property  
16 taxes as of January 1 of a taxable year; or

17 (2) The person or persons who possess a leasehold  
18 interest in property on which a detached single-family  
19 residence is situated, and occupy said detached  
20 single-family residence as a principal dwelling place,  
21 have an ownership interest therein, legal or equitable or  
22 as a lessee, and on which the person or persons are liable  
23 for the payment of property taxes.

24 (3) The person or persons who are liable, by contract  
25 with the owner or owners of record, for paying property  
26 taxes on a unit in an apartment building owned and operated

1       as a cooperative, occupy the unit as a principal dwelling  
2       place, and are an owner or owners of record of a legal or  
3       equitable interest in the cooperative apartment building,  
4       other than a leasehold interest.

5           (4) The person or persons who are liable, by contract  
6       with the owner or owners of record, for paying property  
7       taxes on a unit within a building which is a life care  
8       facility, occupy the unit as a principal dwelling place,  
9       and are an owner or owners of record of a legal or  
10       equitable interest in the cooperative apartment building,  
11       other than a leasehold interest.

12       (c) "Life care facility" means as defined under Section 2  
13       of the Life Care Facilities Act with which the homestead owner  
14       has a life care contract as defined in that Act.

15       (d) "State-licensed care facility" means a facility  
16       licensed under the Assisted Living and Shared Housing Act, the  
17       Nursing Home Care Act, the Specialized Mental Health  
18       Rehabilitation Act of 2013, the ID/DD Community Care Act, or  
19       the MC/DD Act.

20       (e) "Veterans care facility" means a facility operated by  
21       the United States Department of Veterans Affairs.

22       (f) "Assessed Value" means the value of the property after  
23       equalization by a chief county assessment officer or board of  
24       review, but before equalization by the Department.

25       (g) "Equalized Assessed Value" means the value of the  
26       property after equalization by the Department.

1 (35 ILCS 200/15-263 new)

2 Sec. 15-263. Homestead Exemptions; General Provisions.

3 (a) Unless otherwise provided, an initial application for  
4 any homestead exemption must be made to the Chief County  
5 Assessment Officer during the application period in effect for  
6 the county of his or her residence. The Chief County Assessment  
7 Officer may determine the eligibility of residential property  
8 to receive the homestead exemption provided by this Section by  
9 application, visual inspection, questionnaire, or other  
10 reasonable methods. The determination must be made in  
11 accordance with guidelines established by the Department.

12 (b) Unless otherwise provided, a county board may by  
13 resolution provide that if a person has been granted a  
14 homestead exemption, the person qualifying need not reapply for  
15 the exemption.

16 (c) If the Chief County Assessment Officer requires annual  
17 application for verification of eligibility for an exemption  
18 once granted under this Section, the application shall be  
19 mailed to the taxpayer.

20 (d) If a homestead exemption is granted to a property that  
21 is operated as a cooperative or as a life care facility  
22 operated as a cooperative, the cooperative association or  
23 management firm shall credit the savings resulting from the  
24 exemption to the apportioned tax liability of the homestead  
25 owner. The Chief County Assessment Officer may request



1 reasonable proof that the association or firm has properly  
2 credited the exemption. A person who willfully refuses to  
3 credit an exemption to the qualified person is guilty of a  
4 Class B misdemeanor.

5 (e) The Chief County Assessment Officer shall provide to  
6 each person granted a homestead exemption under Sections  
7 15-268, 15-269, 15-270, and 15-272 a form to designate any  
8 other person to receive a duplicate of any notice of  
9 delinquency in the payment of taxes assessed and levied under  
10 this Code on the person's qualifying property. The duplicate  
11 notice shall be in addition to the notice required to be  
12 provided to the person receiving the exemption and shall be  
13 given in the manner required by this Code. The person filing  
14 the request for the duplicate notice shall pay an  
15 administrative fee of \$5 to the Chief County Assessment  
16 Officer. The Chief County Assessment Officer shall then file  
17 the executed designation with the county collector, who shall  
18 issue the duplicate notices as indicated by the designation. A  
19 designation may be rescinded by the person in the manner  
20 required by the Chief County Assessment Officer.

21 (f) The Chief County Assessment Officer may, when  
22 considering whether to grant an exemption based on a homestead  
23 owner's eligibility pursuant to Section 15-262(b)(2), require  
24 the following conditions to be met:

25 (1) that a notarized application for the exemption,  
26 signed by both the owner and the lessee of the property,

1 must be submitted each year during the application period  
2 in effect for the county in which the property is located;

3 (2) that a copy of the lease must be filed with the  
4 Chief County Assessment Officer by the owner of the  
5 property at the time the notarized application is  
6 submitted;

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

9 (4) that the lease must include the following language  
10 in substantially the following form: "Lessee shall be  
11 liable for the payment of real estate taxes with respect to  
12 the residence in accordance with the terms and conditions  
13 of Section 15-262(b)(2) of the Property Tax Code (35 ILCS  
14 200/15-262(b)(2)). The permanent real estate index number  
15 for the premises is (insert number), and, according to the  
16 most recent property tax bill, the current amount of real  
17 estate taxes associated with the premises is (insert  
18 amount) per year. The parties agree that the monthly rent  
19 set forth above shall be increased or decreased pro rata  
20 (effective January 1 of each calendar year) to reflect any  
21 increase or decrease in real estate taxes. Lessee shall be  
22 deemed to be satisfying Lessee's liability for the above  
23 mentioned real estate taxes with the monthly rent payments  
24 as set forth above (or increased or decreased as set forth  
25 herein)."

26 In addition, if there is a change in lessee, or if the

1       lessee vacates the property, then the Chief County  
2       Assessment Officer may require the owner of the property to  
3       notify the Chief County Assessment Officer of that change.  
4       This subsection (f) does not apply to leasehold interests  
5       in property owned by a municipality.

6       (g) When a homestead exemption has been granted under this  
7       Section and the person qualifying subsequently becomes a  
8       resident of a State-licensed care facility or veterans care  
9       facility, the exemption shall continue so long as the residence  
10       continues to be occupied by the qualifying person's spouse, or  
11       if the residence remains unoccupied but is still owned by the  
12       person qualified for the homestead exemption.

13       (h) Any taxpayer whose application for a homestead  
14       exemption is denied by the Chief County Assessment Officer may  
15       appeal that denial to the county Board of Review. The decision  
16       of the Board of Review shall be final.

17       (i) Notwithstanding any other provision, if a property  
18       transfers or otherwise ceases to be homestead property after  
19       the first date of eligibility within a taxable year, the  
20       exemption shall remain with the property until the end of that  
21       taxable year.

22       (j) Notwithstanding Sections 6 and 8 of the State Mandates  
23       Act, no reimbursement by the State is required for the  
24       implementation of any mandate created by homestead exemptions  
25       under this Division.

1 (35 ILCS 200/15-265 new)

2 Sec. 15-265. Veterans with disabilities adapted housing  
3 homestead exemption.

4 (a) Definitions. In addition to the definitions found in  
5 Section 15-262:

6 "Veteran with a disability" means a person who has served  
7 in the Armed Forces of the United States and whose disability  
8 is of such a nature that the federal government has authorized  
9 payment for purchase or construction of specially adapted  
10 housing as set forth in the United States Code, Title 38,  
11 Chapter 21, Section 2101.

12 "Unmarried surviving spouse" means the surviving spouse of  
13 the veteran at any time after the death of the veteran during  
14 which such surviving spouse is not married.

15 "Charitable organization" means any benevolent,  
16 philanthropic, patriotic, or eleemosynary entity that solicits  
17 and collects funds for charitable purposes and includes each  
18 local, county, or area division of that charitable  
19 organization.

20 (b) Eligibility. The homestead property must be occupied by  
21 a homestead owner who is a veteran with a disability, or the  
22 spouse or unmarried surviving spouse of the veteran.

23 The exemption applies to housing where federal funds have  
24 been used to purchase or construct special adaptations to suit  
25 the veteran's disability.

26 The exemption also applies to housing that is specially

1 adapted to suit the veteran's disability, and purchased  
2 entirely or in part by the proceeds of a sale, casualty loss  
3 reimbursement, or other transfer of a home for which the  
4 federal government had previously authorized payment for  
5 purchase or construction as specially adapted housing.

6 However, the entire proceeds of the sale, casualty loss  
7 reimbursement, or other transfer of that housing shall be  
8 applied to the acquisition of subsequent specially adapted  
9 housing to the extent that the proceeds equal the purchase  
10 price of the subsequently acquired housing.

11 The exemption also applies to housing that is specifically  
12 constructed or adapted to suit a qualifying veteran's  
13 disability if the housing or adaptations are donated by a  
14 charitable organization, the veteran has been approved to  
15 receive funds for the purchase or construction of specially  
16 adapted housing under Title 38, Chapter 21, Section 2101 of the  
17 United States Code, and the home has been inspected and  
18 certified by a licensed home inspector to be in compliance with  
19 applicable standards set forth in U.S. Department of Veterans  
20 Affairs, Veterans Benefits Administration Pamphlet 26-13,  
21 Handbook for Design: Specially Adapted Housing.

22 (c) Amount. Eligible homestead property up to an equalized  
23 assessed value of \$100,000 is exempt.

24 (d) Additional provisions. This exemption must be  
25 reestablished on an annual basis by certification from the  
26 Illinois Department of Veterans' Affairs to the Department,

1 which shall forward a copy of the certification to local  
2 assessing officials.

3 A taxpayer who claims an exemption under Section 15-268 or  
4 15-269 may not claim an exemption under this Section.

5 (35 ILCS 200/15-267 new)

6 Sec. 15-267. Returning Veterans' Homestead Exemption.

7 (a) Definitions. In addition to the definitions found in  
8 Section 15-262, "veteran" means an Illinois resident who has  
9 served as a member of the United States Armed Forces, a member  
10 of the Illinois National Guard, or a member of the United  
11 States Reserve Forces.

12 (b) Eligibility. The homestead property must be occupied by  
13 a homestead owner who is a veteran returning from an armed  
14 conflict involving the armed forces of the United States.

15 (c) Amount. The reduction is \$5,000 in equalized assessed  
16 value for the taxable year in which the veteran returns from  
17 active duty in an armed conflict involving the armed forces of  
18 the United States; however, if the veteran first acquires his  
19 or her principal residence during the taxable year in which he  
20 or she returns, but after January 1 of that year, and if the  
21 property is owned and occupied by the veteran as a principal  
22 residence on January 1 of the next taxable year, he or she may  
23 apply the exemption for the next taxable year, and only the  
24 next taxable year, after he or she returns. The reduction shall  
25 also be allowed for the taxable year after the taxable year in

1 which the veteran returns from active duty in an armed conflict  
2 involving the armed forces of the United States. For land  
3 improved with an apartment building owned and operated as a  
4 cooperative, the maximum reduction from the value of the  
5 property, as equalized by the Department, must be multiplied by  
6 the number of apartments or units occupied by a veteran  
7 returning from an armed conflict involving the armed forces of  
8 the United States who is liable, by contract with the owner or  
9 owners of record, for paying property taxes on the property and  
10 is an owner of record of a legal or equitable interest in the  
11 cooperative apartment building, other than a leasehold  
12 interest.

13 (d) Additional Provisions. The exemption under this  
14 Section is in addition to any other homestead exemption  
15 provided in this Article 15.

16 (35 ILCS 200/15-268 new)

17 Sec. 15-268. Homestead Exemption for persons with  
18 disabilities.

19 (a) Definitions. In addition to the definitions found in  
20 Section 15-262, "person with a disability" means a person  
21 unable to engage in any substantial gainful activity by reason  
22 of a medically determinable physical or mental impairment which  
23 can be expected to result in death or has lasted or can be  
24 expected to last for a continuous period of not less than 12  
25 months.

1       (b) Eligibility. An annual homestead exemption is granted  
2 to homestead property occupied by a homestead owner who is also  
3 a person with a disability. A person who has a disability  
4 during the taxable year is eligible to receive this homestead  
5 exemption during that taxable year.

6       (c) Amount. The annual exemption amount is \$2,000 in  
7 equalized assessed value, to be deducted from the property's  
8 value as equalized or assessed by the Department; except that  
9 for land improved with (i) an apartment building owned and  
10 operated as a cooperative or (ii) a life care facility that is  
11 considered to be a cooperative, the maximum reduction from the  
12 value of the property, as equalized or assessed by the  
13 Department, shall be multiplied by the number of apartments or  
14 units occupied by a disabled person.

15       (d) Additional provisions.

16       (1) A person with a disability filing claims under this  
17 Act shall submit proof of disability in such form and  
18 manner as the Department shall by rule and regulation  
19 prescribe. Any one or more of the following shall  
20 constitute proof of disability for purposes of this Act:

21               (A) Proof that a claimant is eligible to receive  
22 disability benefits under the Federal Social Security  
23 Act; or

24               (B) Issuance of an Illinois Person with a  
25 Disability Identification Card stating that the  
26 claimant is under a Class 2 or 2A disability, as



1 defined in Section 4A of the Illinois Identification  
2 Card Act; or

3 (C) A person with a disability not covered under  
4 the Federal Social Security Act and not presenting an  
5 Illinois Person with a Disability Identification Card  
6 stating that the claimant is under a Class 2 disability  
7 shall be examined by a physician licensed to practice  
8 in the State of Illinois, and his status as a person  
9 with a disability determined using the same standards  
10 as used by the Social Security Administration. The  
11 costs of any required examination shall be borne by the  
12 claimant.

13 (e) A taxpayer who claims an exemption under Section 15-265  
14 or 15-269 may not claim an exemption under this Section.

15 (35 ILCS 200/15-269 new)

16 Sec. 15-269. Homestead exemption for veterans with  
17 disabilities.

18 (a) Definitions. In addition to the definitions found in  
19 Section 15-262:

20 "Qualified residence" means homestead property, but  
21 less any portion of that property that is used for  
22 commercial purposes, with an equalized assessed value of  
23 less than \$250,000. Property rented for more than 6 months  
24 is presumed to be used for commercial purposes.

25 "Veteran" means an Illinois resident who has served as

1 a member of the United States Armed Forces on active duty  
2 or State active duty, a member of the Illinois National  
3 Guard, or a member of the United States Reserve Forces and  
4 who has received an honorable discharge.

5 (b) Eligibility. An annual homestead exemption, limited to  
6 the amounts set forth in subsection (c), is granted for  
7 homestead property that is used as a qualified residence by a  
8 homestead owner who is a veteran with a disability.

9 (c) Amount. The amount of the exemption under this Section  
10 is as follows:

11 (1) if the veteran has a service-connected disability  
12 of 30% or more but less than 50%, as certified by the  
13 United States Department of Veterans Affairs, then the  
14 annual exemption is \$2,500 of equalized assessed value;

15 (2) if the veteran has a service-connected disability  
16 of 50% or more but less than 70%, as certified by the  
17 United States Department of Veterans Affairs, then the  
18 annual exemption is \$5,000 of equalized assessed value; and

19 (3) if the veteran has a service connected disability  
20 of 70% or more, as certified by the United States  
21 Department of Veterans Affairs, then the property is exempt  
22 from taxation under this Code.

23 (d) Additional provisions.

24 (1) The tax exemption under this Section carries over  
25 to the benefit of the veteran's surviving spouse as long as  
26 the spouse holds the legal or beneficial title to the

1 homestead, permanently resides thereon, and does not  
2 remarry. If the surviving spouse sells the property, an  
3 exemption not to exceed the amount granted from the most  
4 recent ad valorem tax roll may be transferred to his or her  
5 new residence as long as it is used as his or her primary  
6 residence and he or she does not remarry.

7 (2) A taxpayer who claims an exemption under Section  
8 15-265 or 15-268 may not claim an exemption under this  
9 Section.

10 (3) Each taxpayer who has been granted an exemption  
11 under this Section must reapply on an annual basis.  
12 Application must be made during the application period in  
13 effect for the county of his or her residence.

14 (35 ILCS 200/15-270 new)

15 Sec. 15-270. Senior Citizens Homestead Exemption.

16 (a) Definitions. The definitions found in Section 15-262  
17 shall apply to this Section.

18 (b) Eligibility. An annual homestead exemption limited,  
19 except as described here with relation to cooperatives or life  
20 care facilities, to a maximum reduction set forth below from  
21 the property's value, as equalized or assessed by the  
22 Department, is granted for homestead property that is occupied  
23 by a homestead owner who will be 65 years of age or older by  
24 December 31 of the taxable year.

25 (c) Amount.

1           (1) The maximum reduction is \$5,000 of equalized  
2           assessed value.

3           (2) For land improved with an apartment building owned  
4           and operated as a cooperative, the maximum reduction from  
5           the value of the property, as equalized by the Department.

6           (3) Property that is first occupied as a residence  
7           after January 1 of any assessment year by a person who is  
8           eligible for the homestead exemption under this Section  
9           must be granted a pro-rata exemption for the assessment  
10           year. The amount of the pro-rata exemption is the exemption  
11           allowed in the county under this Section divided by 365 and  
12           multiplied by the number of days during the assessment year  
13           the property is occupied as a residence by a person  
14           eligible for the exemption under this Section. The Chief  
15           County Assessment Officer must adopt reasonable procedures  
16           to establish eligibility for this pro-rata exemption.

17           (d) Additional provisions. The Chief County Assessment  
18           Officer shall notify each person who qualifies for an exemption  
19           under this Section that the person may also qualify for  
20           deferral of real estate taxes under the Senior Citizens Real  
21           Estate Tax Deferral Act. The notice shall set forth the  
22           qualifications needed for deferral of real estate taxes, the  
23           address and telephone number of the county collector, and a  
24           statement that applications for deferral of real estate taxes  
25           may be obtained from the county collector.

1 (35 ILCS 200/15-272 new)

2 Sec. 15-272. Senior Citizens Assessment Freeze Homestead  
3 Exemption.

4 (a) Definitions. In addition to the definitions found in  
5 Section 15-262:

6 "Applicant" means an individual who has filed an  
7 application under this Section.

8 "Base amount" means the base year equalized assessed  
9 value of the residence plus the first year's equalized  
10 assessed value of any added improvements which increased  
11 the assessed value of the residence after the base year.

12 "Base year" means the taxable year prior to the taxable  
13 year for which the applicant first qualifies and applies  
14 for the exemption provided that in the prior taxable year  
15 the property was improved with a permanent structure that  
16 was occupied as a residence by the applicant who was liable  
17 for paying real property taxes on the property and who was  
18 either (i) an owner of record of the property or had legal  
19 or equitable interest in the property as evidenced by a  
20 written instrument or (ii) had a legal or equitable  
21 interest as a lessee in the parcel of property that was a  
22 single-family residence. If in any subsequent taxable year  
23 for which the applicant applies and qualifies for the  
24 exemption the equalized assessed value of the residence is  
25 less than the equalized assessed value in the existing base  
26 year (provided that such equalized assessed value is not

1 based on an assessed value that results from a temporary  
2 irregularity in the property that reduces the assessed  
3 value for one or more taxable years), then that subsequent  
4 taxable year shall become the base year until a new base  
5 year is established under the terms of this paragraph. For  
6 taxable year 1999 only, the Chief County Assessment Officer  
7 shall review (i) all taxable years for which the applicant  
8 applied and qualified for the exemption and (ii) the  
9 existing base year. The assessment officer shall select as  
10 the new base year the year with the lowest equalized  
11 assessed value. An equalized assessed value that is based  
12 on an assessed value that results from a temporary  
13 irregularity in the property that reduces the assessed  
14 value for one or more taxable years shall not be considered  
15 the lowest equalized assessed value. The selected year  
16 shall be the base year for taxable year 1999 and thereafter  
17 until a new base year is established under the terms of  
18 this paragraph.

19 "Household" means the applicant, the spouse of the  
20 applicant, and all persons using the residence of the  
21 applicant as their principal place of residence.

22 "Household income" means the combined income of the  
23 members of a household for the calendar year preceding the  
24 taxable year.

25 "Income" has the same meaning as provided in Section  
26 3.07 of the Senior Citizens and Persons with Disabilities

1 Property Tax Relief Act, except that, beginning in  
2 assessment year 2001, "income" does not include veteran's  
3 benefits.

4 "Internal Revenue Code of 1986" means the United States  
5 Internal Revenue Code of 1986 or any successor law or laws  
6 relating to federal income taxes in effect for the year  
7 preceding the taxable year.

8 "Maximum income limitation" means \$55,000.

9 "Residence" means the principal dwelling place and  
10 appurtenant structures used for residential purposes in  
11 this State occupied on January 1 of the taxable year by a  
12 household and so much of the surrounding land, constituting  
13 the parcel upon which the dwelling place is situated, as is  
14 used for residential purposes. If the Chief County  
15 Assessment Officer has established a specific legal  
16 description for a portion of property constituting the  
17 residence, then that portion of property shall be deemed  
18 the residence for the purposes of this Section.

19 "Taxable year" means the calendar year during which ad  
20 valorem property taxes payable in the next succeeding year  
21 are levied.

22 (b) Eligibility. A senior citizens assessment freeze  
23 homestead exemption is granted for homestead property that is  
24 occupied by a homestead owner who (i) is 65 years of age or  
25 older by December 31 of the taxable year, and (ii) has a  
26 household income that does not exceed the maximum income

1 limitation.

2 (c) Amount.

3 (1) The amount of the exemption for all taxable years  
4 is the equalized assessed value of the residence in the  
5 taxable year for which application is made minus the base  
6 amount.

7 (2) When the applicant is a surviving spouse of an  
8 applicant for a prior year for the same residence for which  
9 an exemption under this Section has been granted, the base  
10 year and base amount for that residence are the same as for  
11 the applicant for the prior year.

12 (3) Each year at the time the assessment books are  
13 certified to the County Clerk, the Board of Review shall  
14 give to the County Clerk a list of the assessed values of  
15 improvements on each parcel qualifying for this exemption  
16 that were added after the base year for this parcel and  
17 that increased the assessed value of the property.

18 (4) In the case of land improved with an apartment  
19 building owned and operated as a cooperative or a building  
20 that is a life care facility that qualifies as a  
21 cooperative, the maximum reduction from the equalized  
22 assessed value of the property is limited to the sum of the  
23 reductions calculated for each unit occupied as a residence  
24 by a person or persons (i) 65 years of age or older, (ii)  
25 with a household income that does not exceed the maximum  
26 income limitation, (iii) who is liable, by contract with



1 the owner or owners of record, for paying real property  
2 taxes on the property, and (iv) who is an owner of record  
3 of a legal or equitable interest in the cooperative  
4 apartment building, other than a leasehold interest.

5 (d) Additional provisions.

6 (1) When an individual dies who would have qualified  
7 for an exemption under this Section, and the surviving  
8 spouse does not independently qualify for this exemption  
9 because of age, the exemption under this Section shall be  
10 granted to the surviving spouse for the taxable year  
11 preceding and the taxable year of the death, provided that,  
12 except for age, the surviving spouse meets all other  
13 qualifications for the granting of this exemption for those  
14 years.

15 (2) When married persons maintain separate residences,  
16 the exemption provided for in this Section may be claimed  
17 by only one of such persons and for only one residence.

18 (3) To receive the exemption, a person shall submit an  
19 application by July 1 of each taxable year to the Chief  
20 County Assessment Officer of the county in which the  
21 property is located.

22 (4) A county may, by ordinance, establish a date for  
23 submission of applications that is different than July 1.

24 (5) The applicant shall submit with the application an  
25 affidavit of the applicant's total household income, age,  
26 marital status (and if married the name and address of the

1 applicant's spouse, if known), and principal dwelling  
2 place of members of the household on January 1 of the  
3 taxable year.

4 (6) The Department shall establish, by rule, a method  
5 for verifying the accuracy of affidavits filed by  
6 applicants under this Section, and the Chief County  
7 Assessment Officer may conduct audits of any taxpayer  
8 claiming an exemption under this Section to verify that the  
9 taxpayer is eligible to receive the exemption.

10 (7) Each application shall contain or be verified by a  
11 notarized declaration that it is made under the penalties  
12 of perjury. A taxpayer's signing a fraudulent application  
13 under this Act is perjury, as defined in Section 32-2 of  
14 the Criminal Code of 2012.

15 (8) The applications shall be clearly marked as  
16 applications for the Senior Citizens Assessment Freeze  
17 Homestead Exemption and must contain a notice that any  
18 taxpayer who receives the exemption is subject to an audit  
19 by the Chief County Assessment Officer.

20 (9) Except as provided in this Section, all information  
21 received by the Chief County Assessment Officer or the  
22 Department from applications filed under this Section, or  
23 from any investigation conducted under the provisions of  
24 this Section, shall be confidential, except for official  
25 purposes or pursuant to official procedures for collection  
26 of any State or local tax or enforcement of any civil or

1 criminal penalty or sanction imposed by this Act or by any  
2 statute or ordinance imposing a State or local tax. Any  
3 person who divulges any such information in any manner,  
4 except in accordance with a proper judicial order, is  
5 guilty of a Class A misdemeanor.

6 Nothing contained in this Section shall prevent the  
7 Director or Chief County Assessment Officer from  
8 publishing or making available reasonable statistics  
9 concerning the operation of the exemption contained in this  
10 Section in which the contents of claims are grouped into  
11 aggregates in such a way that information contained in any  
12 individual claim shall not be disclosed.

13 (10) Each Chief County Assessment Officer shall  
14 annually publish a notice of availability of the exemption  
15 provided under this Section. The notice shall be published  
16 at least 60 days but no more than 75 days prior to the date  
17 on which the application must be submitted to the Chief  
18 County Assessment Officer of the county in which the  
19 property is located. The notice shall appear in a newspaper  
20 of general circulation in the county.

21 (35 ILCS 200/15-273 new)

22 Sec. 15-273. Natural Disaster Homestead Exemption.

23 (a) Definitions. In addition to the definitions found in  
24 Section 15-262:

25 "Base amount" means the base year equalized assessed

1 value of the residence.

2 "Base year" means the taxable year prior to the taxable  
3 year in which the natural disaster occurred.

4 "Natural disaster" means an occurrence of widespread  
5 or severe damage or loss of property resulting from any  
6 catastrophic cause, including, but not limited to, fire,  
7 flood, earthquake, wind, storm, or extended period of  
8 severe inclement weather. In the case of a residential  
9 structure affected by flooding, the structure shall not be  
10 eligible for this homestead improvement exemption unless  
11 it is located within a local jurisdiction which is  
12 participating in the National Flood Insurance Program. A  
13 proclamation of disaster by the President of the United  
14 States or Governor of the State of Illinois is not a  
15 prerequisite to the classification of an occurrence as a  
16 natural disaster under this Section.

17 (b) Eligibility. A homestead exemption shall be granted by  
18 the Chief County Assessment Officer for homestead properties  
19 containing a residential structure that has been rebuilt  
20 following a natural disaster occurring in taxable year 2012 or  
21 any taxable year thereafter.

22 To be eligible for an exemption under this Section: (i) the  
23 residential structure must be rebuilt within 2 years after the  
24 date of the natural disaster; and (ii) the square footage of  
25 the rebuilt residential structure may not be more than 110% of  
26 the square footage of the original residential structure as it

1 existed immediately prior to the natural disaster. The  
2 taxpayer's initial application for an exemption under this  
3 Section must be made no later than the first taxable year after  
4 the residential structure is rebuilt. The exemption shall  
5 continue at the same annual amount until the taxable year in  
6 which the property is sold or transferred.

7 (c) Amount. The amount of the exemption is the equalized  
8 assessed value of the residence in the first taxable year for  
9 which the taxpayer applies for an exemption under this Section  
10 minus the base amount.

11 (d) Additional provisions.

12 (1) To receive the exemption, the taxpayer shall submit  
13 an application to the Chief County Assessment Officer of  
14 the county in which the property is located by July 1 of  
15 each taxable year. A county may, by resolution, establish a  
16 date for submission of applications that is different than  
17 July 1. The applications shall be clearly marked as  
18 applications for the Natural Disaster Homestead Exemption.

19 (2) Property is not eligible for an exemption under  
20 this Section and Section 15-280 for the same natural  
21 disaster or catastrophic event. The property may, however,  
22 remain eligible for an additional exemption under Section  
23 15-280 for any separate event occurring after the property  
24 qualified for an exemption under this Section.

25 (3) The exemption under this Section carries over to  
26 the benefit of the surviving spouse as long as the spouse

1 holds the legal or beneficial title to the homestead and  
2 permanently resides thereon.

3 (35 ILCS 200/15-275 new)

4 Sec. 15-275. General homestead exemption.

5 (a) Definitions. The definitions found in Section 15-262  
6 are applicable to this Section.

7 (b) Eligibility. Homestead property occupied by a  
8 homestead owner is entitled to an annual homestead exemption  
9 limited, except as described here with relation to  
10 cooperatives, to a reduction in the equalized assessed value of  
11 homestead property equal to the increase in equalized assessed  
12 value for the current assessment year above the equalized  
13 assessed value of the property for 1977, up to the maximum  
14 reduction set forth below. If, however, the 1977 equalized  
15 assessed value upon which taxes were paid is subsequently  
16 determined by local assessing officials, the Property Tax  
17 Appeal Board, or a court to have been excessive, the equalized  
18 assessed value which should have been placed on the property  
19 for 1977 shall be used to determine the amount of the  
20 exemption.

21 (c) Amount.

22 (1) The maximum reduction is \$6,000 of equalized  
23 assessed value.

24 (2) If, based on the most recent assessment, the  
25 equalized assessed value of the homestead property for the

1 current assessment year is greater than the equalized  
2 assessed value of the property for 1977, the owner of the  
3 property shall automatically receive the exemption granted  
4 under this Section in an amount equal to the increase over  
5 the 1977 assessment up to the maximum reduction set forth  
6 in this Section.

7 (d) Additional provisions.

8 (1) If in any assessment year homestead property has a  
9 pro-rata valuation under Section 9-180 resulting in an  
10 increase in the assessed valuation, a reduction in  
11 equalized assessed valuation equal to the increase in  
12 equalized assessed value of the property for the year of  
13 the pro-rata valuation above the equalized assessed value  
14 of the property for 1977 shall be applied to the property  
15 on a proportionate basis for the period the property  
16 qualified as homestead property during the assessment  
17 year. The maximum proportionate homestead exemption shall  
18 not exceed the maximum homestead exemption allowed in the  
19 county under this Section divided by 365 and multiplied by  
20 the number of days the property qualified as homestead  
21 property.

22 (2) Where married persons maintain and reside in  
23 separate residences qualifying as homestead property, each  
24 residence shall receive 50% of the total reduction in  
25 equalized assessed valuation provided by this Section.

1 (35 ILCS 200/15-280 new)

2 Sec. 15-280. Homestead improvement exemption.

3 (a) Definitions. In addition to the definitions found in  
4 Section 15-262, a "catastrophic event" may include an  
5 occurrence of widespread or severe damage or loss of property  
6 resulting from any catastrophic cause including but not limited  
7 to fire, including arson (provided the fire was not caused by  
8 the willful action of an owner or resident of the property),  
9 flood, earthquake, wind, storm, explosion, or extended periods  
10 of severe inclement weather. In the case of a residential  
11 structure affected by flooding, the structure shall not be  
12 eligible for this homestead improvement exemption unless it is  
13 located within a local jurisdiction which is participating in  
14 the National Flood Insurance Program. A proclamation of  
15 disaster by the President of the United States or Governor of  
16 the State of Illinois is not a prerequisite to the  
17 classification of an occurrence as a catastrophic event under  
18 this Section.

19 (b) Eligibility. Homestead properties that have been  
20 improved and residential structures on homestead property that  
21 have been rebuilt following a catastrophic event are entitled  
22 to a homestead improvement exemption, when that property is  
23 owned by a homestead owner and used exclusively for a  
24 residential purpose and upon demonstration that a proposed  
25 increase in assessed value is attributable solely to a new  
26 improvement of an existing structure or the rebuilding of a



1 residential structure following a catastrophic event. To be  
2 eligible for an exemption under this Section after a  
3 catastrophic event, the residential structure must be rebuilt  
4 within 2 years after the catastrophic event. The exemption for  
5 rebuilt structures under this Section applies to the increase  
6 in value of the rebuilt structure over the value of the  
7 structure before the catastrophic event. The amount of the  
8 exemption shall be limited to the fair cash value added by the  
9 new improvement or rebuilding and shall continue for 4 years  
10 from the date the improvement or rebuilding is completed and  
11 occupied.

12 (c) Amount. The exemption is limited to \$25,000 of  
13 equalized assessed value.

14 (d) Additional Provisions. In addition to the notice  
15 requirement under Section 12-30, a supervisor of assessments,  
16 county assessor, or township or multi-township assessor  
17 responsible for adding an assessable improvement to a  
18 residential property's assessment shall either notify a  
19 taxpayer whose assessment has been changed since the last  
20 preceding assessment that he or she may be eligible for the  
21 exemption provided under this Section or shall grant the  
22 exemption automatically.

23 Section 99. Effective date. This Act takes effect January  
24 1, 2018.

1 INDEX

2 Statutes amended in order of appearance

3 35 ILCS 200/9-275

4 35 ILCS 200/Art. 10 Div.

5 20 heading new

6 35 ILCS 200/10-800 was 35 ILCS 200/15-174

7 35 ILCS 200/Art. 15 Div. 1

8 heading new

9 35 ILCS 200/15-13 new

10 35 ILCS 200/Art. 15 Div. 2

11 heading new

12 35 ILCS 200/15-163 new

13 35 ILCS 200/15-167

14 35 ILCS 200/15-168

15 35 ILCS 200/15-169

16 35 ILCS 200/15-170

17 35 ILCS 200/15-172

18 35 ILCS 200/15-173

19 35 ILCS 200/15-175

20 35 ILCS 200/15-176

21 35 ILCS 200/15-177

22 35 ILCS 200/15-180

23 35 ILCS 200/Art. 15 Div. 3

24 heading new

25 35 ILCS 200/15-261 new

- 1 35 ILCS 200/15-262 new
- 2 35 ILCS 200/15-263 new
- 3 35 ILCS 200/15-265 new
- 4 35 ILCS 200/15-267 new
- 5 35 ILCS 200/15-268 new
- 6 35 ILCS 200/15-269 new
- 7 35 ILCS 200/15-270 new
- 8 35 ILCS 200/15-272 new
- 9 35 ILCS 200/15-273 new
- 10 35 ILCS 200/15-275 new
- 11 35 ILCS 200/15-280 new