



Rep. Anthony DeLuca

Filed: 4/9/2019

10100HB0043ham001

LRB101 04103 HLH 59585 a

1 AMENDMENT TO HOUSE BILL 43

2 AMENDMENT NO. _____. Amend House Bill 43 by replacing
3 everything after the enacting clause with the following:

4 "Section 5. The Property Tax Code is amended by adding
5 Division 21 to Article 10 as follows:

6 (35 ILCS 200/Art. 10 Div. 21 heading new)

7 Division 21. Southland reactivation property

8 (35 ILCS 200/10-800 new)

9 Sec. 10-800. Southland reactivation property.

10 (a) For the purposes of this Section:

11 "Base year" means the last tax year prior to the date of
12 the application during which the property was occupied and
13 assessed and for which taxes were collected.

14 "Cook County Land Bank Authority" means the Cook County
15 Land Bank Authority created by ordinance of the Cook County

1 Board.

2 "Participating entity" means the South Suburban Land Bank
3 and Development Authority, the Cook County Land Bank
4 Development Authority, or both collectively.

5 "Southland reactivation property" means property that:

6 (1) has been designated by the municipality by
7 resolution as a priority tax reactivation parcel, site, or
8 property due to its long-standing economic stagnation;

9 (2) is held by a participating entity; and

10 (3) meets the following criteria:

11 (A) the property has been acquired, and is
12 currently held, by a participating entity for purposes
13 of stabilizing the tax base and enhancing economic
14 activities that promote sustainable, healthy, and
15 stable communities that align with local government
16 plans and priorities;

17 (B) the property has had its past property and ad
18 valorem taxes extinguished;

19 (C) the property is zoned for commercial or
20 industrial use;

21 (D) the property is vacant land or contains empty
22 non-residential property;

23 (E) the property does not have a current lawful
24 occupant, as attested to by a supporting affidavit;

25 (F) sale or transfer of the property to a developer
26 following southland reactivation designation would

1 result in investment that would trigger a new higher
2 equalized assessed valuation;

3 (G) the property is located in any of the following
4 townships in Cook County: Bloom, Bremen, Calumet,
5 Rich, Thornton, or Worth;

6 (H) where reoccupation of abandoned property and
7 subsequent substantial rehabilitation is planned, an
8 application for southland reactivation designation is
9 filed and a resolution passed by a municipality prior
10 to the commencement of reoccupation and such
11 rehabilitation; and

12 (I) but for the southland reactivation
13 designation, development or redevelopment would not
14 occur.

15 "South Suburban Land Bank and Development Authority" means
16 the South Suburban Land Bank and Development Authority created
17 by an intergovernmental agreement between the Cities of Blue
18 Island and Oak Forest and the Village of Park Forest.

19 "Tax year" means the calendar year for which assessed value
20 is determined as of January 1 of that year.

21 (b) Within 5 years after the effective date of this
22 amendatory Act of the 101st General Assembly, purchasers of
23 real property from a participating entity may submit an
24 application, along with a resolution approved by the corporate
25 authorities of the municipality or municipalities in which the
26 property is located, to the participating entity to have the

1 property certified as a southland reactivation property. If the
2 property meets the criteria for southland reactivation
3 property set forth in subsection (a), then the participating
4 entity has 5 years from the effective date of this amendatory
5 Act of the 101st General Assembly within which it may certify
6 the property as southland reactivation property for the
7 purposes of promoting rehabilitation of vacant and
8 underutilized property in order to attract and enhance economic
9 activities and investment that stabilize, restore, and grow the
10 tax base in severely blighted areas within Chicago's south
11 suburbs. This certification is nonrenewable and shall be
12 transmitted by the municipality or the participating entity on
13 behalf of the municipality to the chief county assessment
14 officer as soon as possible after the property is certified.

15 (c) Beginning with the first tax year after the property is
16 certified as southland reactivation property and continuing
17 through the twelfth tax year after the property is certified as
18 southland reactivation property, for the purpose of taxation
19 under this Code, the property shall be valued at 33 1/3% of the
20 fair cash value of the land, without regard to buildings,
21 structures, improvements, and other permanent fixtures located
22 on the property as established by the chief county assessment
23 officer. For the first 3 tax years after the property is
24 certified as southland reactivation property, the aggregate
25 tax liability for the property shall be no greater than \$75,000
26 per year. That aggregate tax liability, once collected, shall

1 be distributed to the taxing districts in which the property is
2 located according to each taxing district's proportionate
3 share of that aggregate liability. Beginning with the fourth
4 tax year after the property is certified as southland
5 reactivation property and continuing through the twelfth tax
6 year after the property is certified as southland reactivation
7 property, the property's tax liability for each taxing district
8 in which the property is located shall be increased over the
9 tax liability for the preceding year by the percentage
10 increase, if any, in the total equalized assessed value of all
11 property in the taxing district. In no event shall the
12 purchaser's annual tax liability decrease based on the
13 computation of the total equalized assessed value of all taxing
14 bodies.

15 (d) No later than March 1 of each year before taxes are
16 extended for the prior tax year, the municipality or the
17 participating entity on behalf of the municipality shall
18 certify to the county clerk of the county in which the property
19 is located a percentage reduction to be applied to property
20 taxes to limit the aggregate tax liability on southland
21 reactivation property in accordance with this Section.

22 (e) The participating entity shall collect annually for the
23 pilot program period information about the number of
24 applicants, project location, proposed use, investment, job
25 creation, and certifications of southland reactivation sites
26 to allow for the evaluation and assessment of the effectiveness

1 of southland reactivation designation. Each participating
2 entity shall annually present to its governing board all
3 collected metrics related to southland reactivation sites so
4 designated as of the effective date of this amendatory Act of
5 the 101st General Assembly to assess outcomes and desired
6 results and report findings to members of the General Assembly
7 at the conclusion of the 5-year designation period."