



101ST GENERAL ASSEMBLY

State of Illinois

2019 and 2020

HB0320

by Rep. David McSweeney

SYNOPSIS AS INTRODUCED:

- 35 ILCS 200/18-185
- 35 ILCS 200/18-205
- 35 ILCS 200/18-212
- 35 ILCS 200/18-213
- 35 ILCS 200/18-214
- 35 ILCS 200/18-242 new
- 30 ILCS 805/8.43 new

Amends the Property Tax Code. Provides that, beginning with the 2019 levy year, the Property Tax Extension Limitation Law applies to all taxing districts, including home rule units. Provides that, for the 2019 levy year, the limiting rate under the Property Tax Extension Limitation Law shall be calculated by reducing the district's 2016 aggregate extension by 5%. Provides that, for the 2020 levy year, the limiting rate under the Property Tax Extension Limitation Law shall be calculated by reducing the district's 2018 aggregate extension by 10%. Provides that, beginning with the 2021 levy year, the extension limitation is 0%. Preempts home rule. Amends the State Mandates Act to require implementation without reimbursement. Effective immediately.

LRB101 04003 HLH 49011 b

FISCAL NOTE ACT
MAY APPLY

HOUSING
AFFORDABILITY
IMPACT NOTE ACT
MAY APPLY

1 AN ACT concerning revenue.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 5. The Property Tax Code is amended by changing
5 Sections 18-185, 18-205, 18-212, 18-213, and 18-214 and by
6 adding Section 18-242 as follows:

7 (35 ILCS 200/18-185)

8 Sec. 18-185. Short title; definitions. This Division 5 may
9 be cited as the Property Tax Extension Limitation Law. As used
10 in this Division 5:

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

14 "Extension limitation" means, for levy years prior to 2019,
15 (a) the lesser of 5% or the percentage increase in the Consumer
16 Price Index during the 12-month calendar year preceding the
17 levy year or (b) the rate of increase approved by voters under
18 Section 18-205.

19 For levy years 2019 and 2020, the limiting rate shall not
20 be calculated using an extension limitation, but shall be
21 calculated according to the reduction provided in the
22 definition of limiting rate in this Section. Beginning in levy
23 year 2021, "extension limitation" means 0% or the rate of

1 increase approved by voters under Section 18-205.

2 "Affected county" means a county of 3,000,000 or more
3 inhabitants or a county contiguous to a county of 3,000,000 or
4 more inhabitants.

5 "Taxing district" has the same meaning provided in Section
6 1-150, except as otherwise provided in this Section. For the
7 1991 through 1994 levy years only, "taxing district" includes
8 only each non-home rule taxing district having the majority of
9 its 1990 equalized assessed value within any county or counties
10 contiguous to a county with 3,000,000 or more inhabitants.
11 Beginning with the 1995 levy year and through the 2018 levy
12 year, "taxing district" includes only each non-home rule taxing
13 district subject to this Law before the 1995 levy year and each
14 non-home rule taxing district not subject to this Law before
15 the 1995 levy year having the majority of its 1994 equalized
16 assessed value in an affected county or counties. Beginning
17 with the levy year in which this Law becomes applicable to a
18 taxing district as provided in Section 18-213, "taxing
19 district" also includes those taxing districts made subject to
20 this Law as provided in Section 18-213. Beginning with the 2019
21 levy year, "taxing district" has the same meaning provided in
22 Section 1-150 and includes home rule units.

23 "Aggregate extension" for taxing districts to which this
24 Law applied before the 1995 levy year means the annual
25 corporate extension for the taxing district and those special
26 purpose extensions that are made annually for the taxing

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

1 principal and interest on limited bonds, as defined in Section
2 3 of the Local Government Debt Reform Act, in an amount not to
3 exceed the debt service extension base less the amount in items
4 (b), (c), (e), and (h) of this definition for non-referendum
5 obligations, except obligations initially issued pursuant to
6 referendum; (j) made for payments of principal and interest on
7 bonds issued under Section 15 of the Local Government Debt
8 Reform Act; (k) made by a school district that participates in
9 the Special Education District of Lake County, created by
10 special education joint agreement under Section 10-22.31 of the
11 School Code, for payment of the school district's share of the
12 amounts required to be contributed by the Special Education
13 District of Lake County to the Illinois Municipal Retirement
14 Fund under Article 7 of the Illinois Pension Code; the amount
15 of any extension under this item (k) shall be certified by the
16 school district to the county clerk; (l) made to fund expenses
17 of providing joint recreational programs for persons with
18 disabilities under Section 5-8 of the Park District Code or
19 Section 11-95-14 of the Illinois Municipal Code; (m) made for
20 temporary relocation loan repayment purposes pursuant to
21 Sections 2-3.77 and 17-2.2d of the School Code; (n) made for
22 payment of principal and interest on any bonds issued under the
23 authority of Section 17-2.2d of the School Code; (o) made for
24 contributions to a firefighter's pension fund created under
25 Article 4 of the Illinois Pension Code, to the extent of the
26 amount certified under item (5) of Section 4-134 of the

1 Illinois Pension Code; and (p) made for road purposes in the
2 first year after a township assumes the rights, powers, duties,
3 assets, property, liabilities, obligations, and
4 responsibilities of a road district abolished under the
5 provisions of Section 6-133 of the Illinois Highway Code.

6 "Aggregate extension" for the taxing districts to which
7 this Law did not apply before the 1995 levy year (except taxing
8 districts subject to this Law in accordance with Section 18-213
9 or this amendatory Act of the 101st General Assembly) means the
10 annual corporate extension for the taxing district and those
11 special purpose extensions that are made annually for the
12 taxing district, excluding special purpose extensions: (a)
13 made for the taxing district to pay interest or principal on
14 general obligation bonds that were approved by referendum; (b)
15 made for any taxing district to pay interest or principal on
16 general obligation bonds issued before March 1, 1995; (c) made
17 for any taxing district to pay interest or principal on bonds
18 issued to refund or continue to refund those bonds issued
19 before March 1, 1995; (d) made for any taxing district to pay
20 interest or principal on bonds issued to refund or continue to
21 refund bonds issued after March 1, 1995 that were approved by
22 referendum; (e) made for any taxing district to pay interest or
23 principal on revenue bonds issued before March 1, 1995 for
24 payment of which a property tax levy or the full faith and
25 credit of the unit of local government is pledged; however, a
26 tax for the payment of interest or principal on those bonds

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

1 Public Act 87-1191 or 93-601 and (i) issued pursuant to Section
2 21.2 of the Cook County Forest Preserve District Act, (ii)
3 issued under Section 42 of the Cook County Forest Preserve
4 District Act for zoological park projects, or (iii) issued
5 under Section 44.1 of the Cook County Forest Preserve District
6 Act for botanical gardens projects; (m) made pursuant to
7 Section 34-53.5 of the School Code, whether levied annually or
8 not; (n) made to fund expenses of providing joint recreational
9 programs for persons with disabilities under Section 5-8 of the
10 Park District Code or Section 11-95-14 of the Illinois
11 Municipal Code; (o) made by the Chicago Park District for
12 recreational programs for persons with disabilities under
13 subsection (c) of Section 7.06 of the Chicago Park District
14 Act; (p) made for contributions to a firefighter's pension fund
15 created under Article 4 of the Illinois Pension Code, to the
16 extent of the amount certified under item (5) of Section 4-134
17 of the Illinois Pension Code; (q) made by Ford Heights School
18 District 169 under Section 17-9.02 of the School Code; and (r)
19 made for the purpose of making employer contributions to the
20 Public School Teachers' Pension and Retirement Fund of Chicago
21 under Section 34-53 of the School Code.

22 "Aggregate extension" for all taxing districts to which
23 this Law applies in accordance with Section 18-213, except for
24 those taxing districts subject to paragraph (2) of subsection
25 (e) of Section 18-213, means the annual corporate extension for
26 the taxing district and those special purpose extensions that

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

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

1 under item (5) of Section 4-134 of the Illinois Pension Code;
2 and (m) made for the taxing district to pay interest or
3 principal on general obligation bonds issued pursuant to
4 Section 19-3.10 of the School Code.

5 "Aggregate extension" for all taxing districts to which
6 this Law applies in accordance with paragraph (2) of subsection
7 (e) of Section 18-213 or this amendatory Act of the 101st
8 General Assembly means the annual corporate extension for the
9 taxing district and those special purpose extensions that are
10 made annually for the taxing district, excluding special
11 purpose extensions: (a) made for the taxing district to pay
12 interest or principal on general obligation bonds that were
13 approved by referendum; (b) made for any taxing district to pay
14 interest or principal on general obligation bonds issued before
15 the effective date of this amendatory Act of 1997; (c) made for
16 any taxing district to pay interest or principal on bonds
17 issued to refund or continue to refund those bonds issued
18 before the effective date of this amendatory Act of 1997; (d)
19 made for any taxing district to pay interest or principal on
20 bonds issued to refund or continue to refund bonds issued after
21 the effective date of this amendatory Act of 1997 if the bonds
22 were approved by referendum after the effective date of this
23 amendatory Act of 1997; (e) made for any taxing district to pay
24 interest or principal on revenue bonds issued before the
25 effective date of this amendatory Act of 1997 for payment of
26 which a property tax levy or the full faith and credit of the

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

1 under Section 5-8 of the Park District Code or Section 11-95-14
2 of the Illinois Municipal Code; and (1) made for contributions
3 to a firefighter's pension fund created under Article 4 of the
4 Illinois Pension Code, to the extent of the amount certified
5 under item (5) of Section 4-134 of the Illinois Pension Code.

6 "Debt service extension base" means an amount equal to that
7 portion of the extension for a taxing district for the
8 preceding levy year ~~for the 1994 levy year, or for those taxing~~
9 ~~districts subject to this Law in accordance with Section~~
10 ~~18-213, except for those subject to paragraph (2) of subsection~~
11 ~~(e) of Section 18-213, for the levy year in which the~~
12 ~~referendum making this Law applicable to the taxing district is~~
13 ~~held, or for those taxing districts subject to this Law in~~
14 ~~accordance with paragraph (2) of subsection (e) of Section~~
15 ~~18-213 for the 1996 levy year,~~ constituting an extension for
16 payment of principal and interest on bonds issued by the taxing
17 district without referendum, but not including excluded
18 non-referendum bonds. For park districts (i) that were first
19 subject to this Law in 1991 or 1995 and (ii) whose extension
20 for the 1994 levy year for the payment of principal and
21 interest on bonds issued by the park district without
22 referendum (but not including excluded non-referendum bonds)
23 was less than 51% of the amount for the 1991 levy year
24 constituting an extension for payment of principal and interest
25 on bonds issued by the park district without referendum (but
26 not including excluded non-referendum bonds), "debt service

1 extension base" means an amount equal to that portion of the
2 extension for the 1991 levy year constituting an extension for
3 payment of principal and interest on bonds issued by the park
4 district without referendum (but not including excluded
5 non-referendum bonds). For levy years prior to 2019, a ~~A~~ debt
6 service extension base established or increased at any time
7 pursuant to any provision of this Law, except Section 18-212,
8 shall be increased each year commencing with the later of (i)
9 the 2009 levy year or (ii) the first levy year in which this
10 Law becomes applicable to the taxing district, by the lesser of
11 5% or the percentage increase in the Consumer Price Index
12 during the 12-month calendar year preceding the levy year. For
13 levy year 2019, for taxing districts that were subject to this
14 Law in the 2018 levy year, the debt service extension base
15 shall be reduced by 5% from the district's 2018 debt service
16 extension base. For levy year 2020, for taxing districts that
17 were subject to this Law in the 2018 levy year, the debt
18 service extension base shall be reduced by 10% from the
19 district's 2018 debt service extension base. Beginning in levy
20 year 2021, the debt service extension base shall be increased
21 by 0%. The debt service extension base may be established or
22 increased as provided under Section 18-212. "Excluded
23 non-referendum bonds" means (i) bonds authorized by Public Act
24 88-503 and issued under Section 20a of the Chicago Park
25 District Act for aquarium and museum projects; (ii) bonds
26 issued under Section 15 of the Local Government Debt Reform

1 Act; or (iii) refunding obligations issued to refund or to
2 continue to refund obligations initially issued pursuant to
3 referendum.

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

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

1 rates had been used to calculate the extension of taxes for the
2 last levy year, or (ii) the tax extension for the last
3 preceding levy year had not been adjusted as required by
4 subsection (c) of Section 18-135.

5 Notwithstanding any other provision of law, for levy year
6 2012, the aggregate extension base for West Northfield School
7 District No. 31 in Cook County shall be \$12,654,592.

8 "Levy year" has the same meaning as "year" under Section
9 1-155.

10 "New property" means (i) the assessed value, after final
11 board of review or board of appeals action, of new improvements
12 or additions to existing improvements on any parcel of real
13 property that increase the assessed value of that real property
14 during the levy year multiplied by the equalization factor
15 issued by the Department under Section 17-30, (ii) the assessed
16 value, after final board of review or board of appeals action,
17 of real property not exempt from real estate taxation, which
18 real property was exempt from real estate taxation for any
19 portion of the immediately preceding levy year, multiplied by
20 the equalization factor issued by the Department under Section
21 17-30, including the assessed value, upon final stabilization
22 of occupancy after new construction is complete, of any real
23 property located within the boundaries of an otherwise or
24 previously exempt military reservation that is intended for
25 residential use and owned by or leased to a private corporation
26 or other entity, (iii) in counties that classify in accordance

1 with Section 4 of Article IX of the Illinois Constitution, an
2 incentive property's additional assessed value resulting from
3 a scheduled increase in the level of assessment as applied to
4 the first year final board of review market value, and (iv) any
5 increase in assessed value due to oil or gas production from an
6 oil or gas well required to be permitted under the Hydraulic
7 Fracturing Regulatory Act that was not produced in or accounted
8 for during the previous levy year. In addition, the county
9 clerk in a county containing a population of 3,000,000 or more
10 shall include in the 1997 recovered tax increment value for any
11 school district, any recovered tax increment value that was
12 applicable to the 1995 tax year calculations.

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

17 "Recovered tax increment value" means, except as otherwise
18 provided in this paragraph, the amount of the current year's
19 equalized assessed value, in the first year after a
20 municipality terminates the designation of an area as a
21 redevelopment project area previously established under the
22 Tax Increment Allocation Development Act in the Illinois
23 Municipal Code, previously established under the Industrial
24 Jobs Recovery Law in the Illinois Municipal Code, previously
25 established under the Economic Development Project Area Tax
26 Increment Act of 1995, or previously established under the

1 Economic Development Area Tax Increment Allocation Act, of each
2 taxable lot, block, tract, or parcel of real property in the
3 redevelopment project area over and above the initial equalized
4 assessed value of each property in the redevelopment project
5 area. For the taxes which are extended for the 1997 levy year,
6 the recovered tax increment value for a non-home rule taxing
7 district that first became subject to this Law for the 1995
8 levy year because a majority of its 1994 equalized assessed
9 value was in an affected county or counties shall be increased
10 if a municipality terminated the designation of an area in 1993
11 as a redevelopment project area previously established under
12 the Tax Increment Allocation Development Act in the Illinois
13 Municipal Code, previously established under the Industrial
14 Jobs Recovery Law in the Illinois Municipal Code, or previously
15 established under the Economic Development Area Tax Increment
16 Allocation Act, by an amount equal to the 1994 equalized
17 assessed value of each taxable lot, block, tract, or parcel of
18 real property in the redevelopment project area over and above
19 the initial equalized assessed value of each property in the
20 redevelopment project area. In the first year after a
21 municipality removes a taxable lot, block, tract, or parcel of
22 real property from a redevelopment project area established
23 under the Tax Increment Allocation Development Act in the
24 Illinois Municipal Code, the Industrial Jobs Recovery Law in
25 the Illinois Municipal Code, or the Economic Development Area
26 Tax Increment Allocation Act, "recovered tax increment value"

1 means the amount of the current year's equalized assessed value
2 of each taxable lot, block, tract, or parcel of real property
3 removed from the redevelopment project area over and above the
4 initial equalized assessed value of that real property before
5 removal from the redevelopment project area.

6 Except as otherwise provided in this Section, "limiting
7 rate" means a fraction the numerator of which is the last
8 preceding aggregate extension base times an amount equal to one
9 plus the extension limitation defined in this Section and the
10 denominator of which is the current year's equalized assessed
11 value of all real property in the territory under the
12 jurisdiction of the taxing district during the prior levy year.
13 For those taxing districts that reduced their aggregate
14 extension for the last preceding levy year, except for school
15 districts that reduced their extension for educational
16 purposes pursuant to Section 18-206, the highest aggregate
17 extension in any of the last 3 preceding levy years shall be
18 used for the purpose of computing the limiting rate. The
19 denominator shall not include new property or the recovered tax
20 increment value. Notwithstanding any other provision of law:
21 (1) for levy year 2019, "limiting rate" means the taxing
22 district's aggregate extension for the 2018 levy year (or, in
23 the case of taxing districts that were not subject to this Law
24 in the 2016 levy year, the aggregate extension that would have
25 applied to that taxing district in the 2018 levy year if the
26 district had been subject to this Law in that year) reduced by

1 5%; and (2) for levy year 2020, "limiting rate" means the
2 taxing district's aggregate extension for the 2018 levy year
3 (or, in the case of taxing districts that were not subject to
4 this Law in the 2018 levy year, the aggregate extension that
5 would have applied to that taxing district in the 2018 levy
6 year if the district had been subject to this Law in that year)
7 reduced by 10%. If a new rate, a rate decrease, or a limiting
8 rate increase has been approved at an election held after March
9 21, 2006, then (i) the otherwise applicable limiting rate shall
10 be increased by the amount of the new rate or shall be reduced
11 by the amount of the rate decrease, as the case may be, or (ii)
12 in the case of a limiting rate increase, the limiting rate
13 shall be equal to the rate set forth in the proposition
14 approved by the voters for each of the years specified in the
15 proposition, after which the limiting rate of the taxing
16 district shall be calculated as otherwise provided. In the case
17 of a taxing district that obtained referendum approval for an
18 increased limiting rate on March 20, 2012, the limiting rate
19 for tax year 2012 shall be the rate that generates the
20 approximate total amount of taxes extendable for that tax year,
21 as set forth in the proposition approved by the voters; this
22 rate shall be the final rate applied by the county clerk for
23 the aggregate of all capped funds of the district for tax year
24 2012.

25 (Source: P.A. 99-143, eff. 7-27-15; 99-521, eff. 6-1-17;
26 100-465, eff. 8-31-17.)

1 (35 ILCS 200/18-205)

2 Sec. 18-205. Referendum to increase the extension
3 limitation. A taxing district is limited to an extension
4 limitation as defined in Section 18-185 ~~of 5% or the percentage~~
5 ~~increase in the Consumer Price Index during the 12 month~~
6 ~~calendar year preceding the levy year, whichever is less.~~ A
7 taxing district may increase its extension limitation for one
8 or more levy years if that taxing district holds a referendum
9 before the levy date for the first levy year at which a
10 majority of voters voting on the issue approves adoption of a
11 higher extension limitation. Referenda shall be conducted at a
12 regularly scheduled election in accordance with the Election
13 Code. The question shall be presented in substantially the
14 following manner for all elections held after March 21, 2006:

15 Shall the extension limitation under the Property Tax
16 Extension Limitation Law for (insert the legal name,
17 number, if any, and county or counties of the taxing
18 district and geographic or other common name by which a
19 school or community college district is known and referred
20 to), Illinois, be increased from (extension limitation
21 under Section 18-185) ~~the lesser of 5% or the percentage~~
22 ~~increase in the Consumer Price Index over the prior levy~~
23 ~~year~~ to (insert the percentage of the proposed increase)%
24 per year for (insert each levy year for which the increased
25 extension limitation will apply)?

1 The votes must be recorded as "Yes" or "No".

2 If a majority of voters voting on the issue approves the
3 adoption of the increase, the increase shall be applicable for
4 each levy year specified.

5 The ballot for any question submitted pursuant to this
6 Section shall have printed thereon, but not as a part of the
7 question submitted, only the following supplemental
8 information (which shall be supplied to the election authority
9 by the taxing district) in substantially the following form:

10 (1) For the (insert the first levy year for which the
11 increased extension limitation will be applicable) levy
12 year the approximate amount of the additional tax
13 extendable against property containing a single family
14 residence and having a fair market value at the time of the
15 referendum of \$100,000 is estimated to be \$....

16 (2) Based upon an average annual percentage increase
17 (or decrease) in the market value of such property of ...%
18 (insert percentage equal to the average annual percentage
19 increase or decrease for the prior 3 levy years, at the
20 time the submission of the question is initiated by the
21 taxing district, in the amount of (A) the equalized
22 assessed value of the taxable property in the taxing
23 district less (B) the new property included in the
24 equalized assessed value), the approximate amount of the
25 additional tax extendable against such property for the ...
26 levy year is estimated to be \$... and for the ... levy year

1 is estimated to be \$....

2 Paragraph (2) shall be included only if the increased
3 extension limitation will be applicable for more than one year
4 and shall list each levy year for which the increased extension
5 limitation will be applicable. The additional tax shown for
6 each levy year shall be the approximate dollar amount of the
7 increase over the amount of the most recently completed
8 extension at the time the submission of the question is
9 initiated by the taxing district. The approximate amount of the
10 additional tax extendable shown in paragraphs (1) and (2) shall
11 be calculated by multiplying \$100,000 (the fair market value of
12 the property without regard to any property tax exemptions) by
13 (i) the percentage level of assessment prescribed for that
14 property by statute, or by ordinance of the county board in
15 counties that classify property for purposes of taxation in
16 accordance with Section 4 of Article IX of the Illinois
17 Constitution; (ii) the most recent final equalization factor
18 certified to the county clerk by the Department of Revenue at
19 the time the taxing district initiates the submission of the
20 proposition to the electors; (iii) the last known aggregate
21 extension base of the taxing district at the time the
22 submission of the question is initiated by the taxing district;
23 and (iv) the difference between the percentage increase
24 proposed in the question and (A) the lesser of 5% or the
25 percentage increase in the Consumer Price Index for the prior
26 levy year (or an estimate of the percentage increase for the

1 prior levy year if the increase is unavailable at the time the
2 submission of the question is initiated by the taxing district)
3 or (B) 0%, as applicable; and dividing the result by the last
4 known equalized assessed value of the taxing district at the
5 time the submission of the question is initiated by the taxing
6 district. This amendatory Act of the 97th General Assembly is
7 intended to clarify the existing requirements of this Section,
8 and shall not be construed to validate any prior non-compliant
9 referendum language. Any notice required to be published in
10 connection with the submission of the question shall also
11 contain this supplemental information and shall not contain any
12 other supplemental information. Any error, miscalculation, or
13 inaccuracy in computing any amount set forth on the ballot or
14 in the notice that is not deliberate shall not invalidate or
15 affect the validity of any proposition approved. Notice of the
16 referendum shall be published and posted as otherwise required
17 by law, and the submission of the question shall be initiated
18 as provided by law.

19 (Source: P.A. 97-1087, eff. 8-24-12.)

20 (35 ILCS 200/18-212)

21 Sec. 18-212. Referendum on debt service extension base. A
22 taxing district may establish or increase its debt service
23 extension base if (i) that taxing district holds a referendum
24 before the date on which the levy must be filed with the county
25 clerk of the county or counties in which the taxing district is

1 situated and (ii) a majority of voters voting on the issue
2 approves the establishment of or increase in the debt service
3 extension base. A debt service extension base established or
4 increased by a referendum held pursuant to this Section after
5 February 2, 2010 and prior to the effective date of this
6 amendatory Act of the 101st General Assembly, shall be
7 increased each year, commencing with the first levy year
8 beginning after the date of the referendum, by the lesser of 5%
9 or the percentage increase in the Consumer Price Index during
10 the 12-month calendar year preceding the levy year if the
11 optional language concerning the annual increase is included in
12 the question submitted to the electors of the taxing district.
13 Referenda under this Section shall be conducted at a regularly
14 scheduled election in accordance with the Election Code. The
15 governing body of the taxing district shall certify the
16 question to the proper election authorities who shall submit
17 the question to the electors of the taxing district in
18 substantially the following form:

19 "Shall the debt service extension base under the Property
20 Tax Extension Limitation Law for ... (taxing district name)
21 ... for payment of principal and interest on limited bonds
22 be ((established at \$) . (or) (increased from \$
23 to \$)) .. for the levy year and all
24 subsequent levy years (optional language: , such debt
25 service extension base to be increased each year by the
26 lesser of 5% or the percentage increase in the Consumer

1 Price Index during the 12-month calendar year preceding the
2 levy year)?"

3 Votes on the question shall be recorded as "Yes" or "No".

4 If a majority of voters voting on the issue approves the
5 establishment of or increase in the debt service extension
6 base, the establishment of or increase in the debt service
7 extension base shall be applicable for the levy years
8 specified.

9 (Source: P.A. 96-1202, eff. 7-22-10.)

10 (35 ILCS 200/18-213)

11 Sec. 18-213. Referenda on applicability of the Property Tax
12 Extension Limitation Law.

13 (a) The provisions of this Section do not apply to a taxing
14 district subject to this Law because a majority of its 1990
15 equalized assessed value is in a county or counties contiguous
16 to a county of 3,000,000 or more inhabitants, or because a
17 majority of its 1994 equalized assessed value is in an affected
18 county and the taxing district was not subject to this Law
19 before the 1995 levy year.

20 (b) Prior to taxable year 2019, the ~~The~~ county board of a
21 county that is not subject to this Law may, by ordinance or
22 resolution, submit to the voters of the county the question of
23 whether to make all non-home rule taxing districts that have
24 all or a portion of their equalized assessed valuation situated
25 in the county subject to this Law in the manner set forth in

1 this Section.

2 For purposes of this Section only:

3 "Taxing district" has the same meaning provided in Section
4 1-150.

5 "Equalized assessed valuation" means the equalized
6 assessed valuation for a taxing district for the immediately
7 preceding levy year.

8 (c) The ordinance or resolution shall request the
9 submission of the proposition at any election, except a
10 consolidated primary election, for the purpose of voting for or
11 against making the Property Tax Extension Limitation Law
12 applicable to all non-home rule taxing districts that have all
13 or a portion of their equalized assessed valuation situated in
14 the county.

15 The question shall be placed on a separate ballot and shall
16 be in substantially the following form:

17 Shall the Property Tax Extension Limitation Law (35
18 ILCS 200/18-185 through 18-245), which limits annual
19 property tax extension increases, apply to non-home rule
20 taxing districts with all or a portion of their equalized
21 assessed valuation located in (name of county)?

22 Votes on the question shall be recorded as "yes" or "no".

23 (d) The county clerk shall order the proposition submitted
24 to the electors of the county at the election specified in the
25 ordinance or resolution. If part of the county is under the
26 jurisdiction of a board or boards of election commissioners,

1 the county clerk shall submit a certified copy of the ordinance
2 or resolution to each board of election commissioners, which
3 shall order the proposition submitted to the electors of the
4 taxing district within its jurisdiction at the election
5 specified in the ordinance or resolution.

6 (e) (1) With respect to taxing districts having all of
7 their equalized assessed valuation located in the county,
8 if a majority of the votes cast on the proposition are in
9 favor of the proposition, then this Law becomes applicable
10 to the taxing district beginning on January 1 of the year
11 following the date of the referendum.

12 (2) With respect to taxing districts that meet all the
13 following conditions this Law shall become applicable to
14 the taxing district beginning on January 1, 1997. The
15 districts to which this paragraph (2) is applicable

16 (A) do not have all of their equalized assessed
17 valuation located in a single county,

18 (B) have equalized assessed valuation in an
19 affected county,

20 (C) meet the condition that each county, other than
21 an affected county, in which any of the equalized
22 assessed valuation of the taxing district is located
23 has held a referendum under this Section at any
24 election, except a consolidated primary election, held
25 prior to the effective date of this amendatory Act of
26 1997, and

1 (D) have a majority of the district's equalized
2 assessed valuation located in one or more counties in
3 each of which the voters have approved a referendum
4 under this Section prior to the effective date of this
5 amendatory Act of 1997. For purposes of this Section,
6 in determining whether a majority of the equalized
7 assessed valuation of the taxing district is located in
8 one or more counties in which the voters have approved
9 a referendum under this Section, the equalized
10 assessed valuation of the taxing district in any
11 affected county shall be included with the equalized
12 assessed value of the taxing district in counties in
13 which the voters have approved the referendum.

14 (3) With respect to taxing districts that do not have
15 all of their equalized assessed valuation located in a
16 single county and to which paragraph (2) of subsection (e)
17 is not applicable, if each county other than an affected
18 county in which any of the equalized assessed valuation of
19 the taxing district is located has held a referendum under
20 this Section at any election, except a consolidated primary
21 election, held in any year and if a majority of the
22 equalized assessed valuation of the taxing district is
23 located in one or more counties that have each approved a
24 referendum under this Section, then this Law shall become
25 applicable to the taxing district on January 1 of the year
26 following the year in which the last referendum in a county

1 in which the taxing district has any equalized assessed
2 valuation is held. For the purposes of this Law, the last
3 referendum shall be deemed to be the referendum making this
4 Law applicable to the taxing district. For purposes of this
5 Section, in determining whether a majority of the equalized
6 assessed valuation of the taxing district is located in one
7 or more counties that have approved a referendum under this
8 Section, the equalized assessed valuation of the taxing
9 district in any affected county shall be included with the
10 equalized assessed value of the taxing district in counties
11 that have approved the referendum.

12 (f) Immediately after a referendum is held under this
13 Section, the county clerk of the county holding the referendum
14 shall give notice of the referendum having been held and its
15 results to all taxing districts that have all or a portion of
16 their equalized assessed valuation located in the county, the
17 county clerk of any other county in which any of the equalized
18 assessed valuation of any taxing district is located, and the
19 Department of Revenue. After the last referendum affecting a
20 multi-county taxing district is held, the Department of Revenue
21 shall determine whether the taxing district is subject to this
22 Law and, if so, shall notify the taxing district and the county
23 clerks of all of the counties in which a portion of the
24 equalized assessed valuation of the taxing district is located
25 that, beginning the following January 1, the taxing district is
26 subject to this Law. For each taxing district subject to

1 paragraph (2) of subsection (e) of this Section, the Department
2 of Revenue shall notify the taxing district and the county
3 clerks of all of the counties in which a portion of the
4 equalized assessed valuation of the taxing district is located
5 that, beginning January 1, 1997, the taxing district is subject
6 to this Law.

7 (g) Referenda held under this Section shall be conducted in
8 accordance with the Election Code.

9 (Source: P.A. 89-510, eff. 7-11-96; 89-718, eff. 3-7-97.)

10 (35 ILCS 200/18-214)

11 Sec. 18-214. Referenda on removal of the applicability of
12 the Property Tax Extension Limitation Law to non-home rule
13 taxing districts.

14 (a) The provisions of this Section do not apply to a taxing
15 district that is subject to this Law because a majority of its
16 1990 equalized assessed value is in a county or counties
17 contiguous to a county of 3,000,000 or more inhabitants, or
18 because a majority of its 1994 equalized assessed value is in
19 an affected county and the taxing district was not subject to
20 this Law before the 1995 levy year.

21 (b) For purposes of this Section only:

22 "Taxing district" means any non-home rule taxing district
23 that became subject to this Law under Section 18-213 of this
24 Law.

25 "Equalized assessed valuation" means the equalized

1 assessed valuation for a taxing district for the immediately
2 preceding levy year.

3 (c) The county board of a county that became subject to
4 this Law by a referendum approved by the voters of the county
5 under Section 18-213 may, by ordinance or resolution, in the
6 manner set forth in this Section, submit to the voters of the
7 county the question of whether this Law applies to all non-home
8 rule taxing districts that have all or a portion of their
9 equalized assessed valuation situated in the county in the
10 manner set forth in this Section.

11 (d) The ordinance or resolution shall request the
12 submission of the proposition at any election, except a
13 consolidated primary election, for the purpose of voting for or
14 against the continued application of the Property Tax Extension
15 Limitation Law to all non-home rule taxing districts that have
16 all or a portion of their equalized assessed valuation situated
17 in the county.

18 The question shall be placed on a separate ballot and shall
19 be in substantially the following form:

20 Shall the Property Tax Extension Limitation Law (35
21 ILCS 200/18-185 through 35 ILCS 200/18-245), which limits
22 annual property tax extension increases, apply to non-home
23 rule taxing districts with all or a portion of their
24 equalized assessed valuation located in (name of county)?

25 Votes on the question shall be recorded as "yes" or "no".

26 (e) The county clerk shall order the proposition submitted

1 to the electors of the county at the election specified in the
2 ordinance or resolution. If part of the county is under the
3 jurisdiction of a board or boards of election commissioners,
4 the county clerk shall submit a certified copy of the ordinance
5 or resolution to each board of election commissioners, which
6 shall order the proposition submitted to the electors of the
7 taxing district within its jurisdiction at the election
8 specified in the ordinance or resolution.

9 (f) With respect to taxing districts having all of their
10 equalized assessed valuation located in one county, if a
11 majority of the votes cast on the proposition are against the
12 proposition, then this Law shall not apply to the taxing
13 district beginning on January 1 of the year following the date
14 of the referendum.

15 (g) With respect to taxing districts that do not have all
16 of their equalized assessed valuation located in a single
17 county, if both of the following conditions are met, then this
18 Law shall no longer apply to the taxing district beginning on
19 January 1 of the year following the date of the referendum.

20 (1) Each county in which the district has any equalized
21 assessed valuation must either, (i) have held a referendum
22 under this Section, (ii) be an affected county, or (iii)
23 have held a referendum under Section 18-213 at which the
24 voters rejected the proposition at the most recent election
25 at which the question was on the ballot in the county.

26 (2) The majority of the equalized assessed valuation of

1 the taxing district, other than any equalized assessed
2 valuation in an affected county, is in one or more counties
3 in which the voters rejected the proposition. For purposes
4 of this Section, in determining whether a majority of the
5 equalized assessed valuation of the taxing district is
6 located in one or more counties in which the voters have
7 rejected the proposition under this Section, the equalized
8 assessed valuation of any taxing district in a county which
9 has held a referendum under Section 18-213 at which the
10 voters rejected that proposition, at the most recent
11 election at which the question was on the ballot in the
12 county, will be included with the equalized assessed value
13 of the taxing district in counties in which the voters have
14 rejected the referendum held under this Section.

15 (h) Immediately after a referendum is held under this
16 Section, the county clerk of the county holding the referendum
17 shall give notice of the referendum having been held and its
18 results to all taxing districts that have all or a portion of
19 their equalized assessed valuation located in the county, the
20 county clerk of any other county in which any of the equalized
21 assessed valuation of any such taxing district is located, and
22 the Department of Revenue. After the last referendum affecting
23 a multi-county taxing district is held, the Department of
24 Revenue shall determine whether the taxing district is no
25 longer subject to this Law and, if the taxing district is no
26 longer subject to this Law, the Department of Revenue shall

1 notify the taxing district and the county clerks of all of the
2 counties in which a portion of the equalized assessed valuation
3 of the taxing district is located that, beginning on January 1
4 of the year following the date of the last referendum, the
5 taxing district is no longer subject to this Law.

6 (i) Notwithstanding any other provision of law, no
7 referendum may be submitted under this Section for taxable year
8 2019 or thereafter.

9 (Source: P.A. 89-718, eff. 3-7-97.)

10 (35 ILCS 200/18-242 new)

11 Sec. 18-242. Home rule. This Division 5 is a limitation,
12 under subsection (g) of Section 6 of Article VII of the
13 Illinois Constitution, on the power of home rule units to tax.

14 Section 90. The State Mandates Act is amended by adding
15 Section 8.43 as follows:

16 (30 ILCS 805/8.43 new)

17 Sec. 8.43. Exempt mandate. Notwithstanding Sections 6 and 8
18 of this Act, no reimbursement by the State is required for the
19 implementation of any mandate created by this amendatory Act of
20 the 101st General Assembly.

21 Section 99. Effective date. This Act takes effect upon
22 becoming law.