



101ST GENERAL ASSEMBLY

State of Illinois

2019 and 2020

HB4069

Introduced 1/13/2020, by Rep. Daniel Didech

SYNOPSIS AS INTRODUCED:

35 ILCS 200/10-10

Amends the Property Tax Code. Makes changes concerning the alternate valuation applied to property containing a solar energy system. Provides that, beginning in assessment year 2020, the alternate valuation shall be the lesser of the value of the property without the solar energy system or the value of the property with the solar energy system. Provides that the owner of the property is not required to file an application for this alternate valuation.

LRB101 12821 HLH 61656 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 Section 10-10 as follows:

6 (35 ILCS 200/10-10)

7 Sec. 10-10. Valuation of solar energy systems.

8 (a) Until assessment year 2020, when ~~when~~ a solar energy
9 system has been installed in improvements on any property, the
10 owner of that property is entitled to claim, by filing with the
11 chief county assessment officer, an alternate valuation of
12 those improvements. When a claim for alternate valuation is
13 filed, the chief county assessment officer shall ascertain the
14 value of the improvements as if equipped with a conventional
15 heating or cooling system and the value of the improvements as
16 equipped with the solar energy system. So long as the solar
17 energy system is used in total or part as the means of
18 utilizing solar energy improvements, the alternate valuation
19 computed as the lesser of the two values ascertained under this
20 paragraph shall be applied. When the solar energy system so
21 valued ceases to be used as the means of heating or cooling
22 those improvements, the owner of that property shall within 30
23 days notify the chief county assessment officer in writing by

1 certified mail.

2 (b) Beginning in assessment year 2020, when a solar energy
3 system has been installed on any property, the chief county
4 assessment officer shall ascertain the value of the property
5 without the solar energy system and the value of the property
6 with the solar energy system. The alternate valuation computed
7 as the lesser of those 2 values shall be applied to the
8 property. Beginning in assessment year 2020, the owner of the
9 property is not required to file an application for this
10 alternate valuation.

11 (Source: P.A. 80-430; 88-455.)