



Sen. Julie A. Morrison

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LRB101 04445 HLH 56889 a

1 AMENDMENT TO SENATE BILL 683

2 AMENDMENT NO. \_\_\_\_\_. Amend Senate Bill 683 by replacing  
3 everything after the enacting clause with the following:

4 "Section 5. The Property Tax Code is amended by changing  
5 Sections 2-45 and 4-20 as follows:

6 (35 ILCS 200/2-45)

7 Sec. 2-45. Selection and eligibility of township and  
8 multi-township assessors.

9 (a) In all counties under township organization, township  
10 or multi-township assessors shall be qualified as required by  
11 subsections (b) through (d) of this Section and shall be  
12 elected as provided in this Code. Township or multi-township  
13 assessors shall enter upon their duties on January 1 following  
14 their election, and perform the duties of the office for 4  
15 years.

16 (b) Beginning December 1, 1996, in any township or

1 multi-township assessment district not subject to the  
2 requirements of subsections (c) or (d) of this Section, no  
3 person is eligible to file nomination papers or participate as  
4 a candidate in any caucus or primary or general election for,  
5 or be appointed to fill vacancies in, the office of township or  
6 multi-township assessor, unless he or she (i) has successfully  
7 completed an introductory course in assessment practices that  
8 is approved by the Department; or (ii) possesses at least one  
9 of the qualifications listed in paragraphs (1) through (6) of  
10 subsection (c) of this Section. The candidate cannot file  
11 nominating papers or participate as a candidate unless a copy  
12 of the certificate of his or her qualifications is filed with  
13 the township clerk, board of election commissioners, or other  
14 appropriate authority as required by the Election Code. The  
15 candidate cannot be appointed to fill a vacancy until he or she  
16 has filed a copy of the certificate of his or her  
17 qualifications with the appointing authority.

18 (c) Beginning December 1, 1996, in a township or  
19 multi-township assessment district with \$25,000,000 or more of  
20 non-farm equalized assessed value or \$1,000,000 or more in  
21 commercial and industrial equalized assessed value, no person  
22 is eligible to file nomination papers or participate as a  
23 candidate in any caucus or primary or general election for, or  
24 be appointed to fill vacancies in, the office of township or  
25 multi-township assessor, unless he or she possesses at least  
26 one of the qualifications listed in paragraphs (1) through (6)

1 of this subsection (c).

2 (1) a Certified Illinois Assessing Officer certificate  
3 from the Illinois Property Assessment Institute with  
4 current additional 30 class hours as required for  
5 additional compensation under Section 4-10;

6 (2) (A) A Certified Illinois Assessing Officer  
7 certificate from the Illinois Property Assessment  
8 Institute with a minimum of 300 additional hours of  
9 successfully completed courses approved by the Department,  
10 if at least 150 of the course hours required a written  
11 examination; and

12 (B) within the 4 years preceding the election,  
13 successful completion of at least 15 class hours of  
14 additional training in courses that must be approved by the  
15 Department, including but not limited to, assessment,  
16 appraisal, or computer courses, and that may be offered by  
17 accredited universities, colleges, or community colleges;

18 (3) a Certified Assessment Evaluator designation from  
19 the International Association of Assessing Officers;

20 (4) certification as a Member of the Appraisal  
21 Institute, Senior Real Estate Analyst, or Senior Real  
22 Property Appraiser from the Appraisal Institute or its  
23 predecessor organization;

24 (5) a professional designation by any other appraisal  
25 or assessing association approved by the Department; or

26 (6) if the person has served as a township or

1 multi-township assessor for 12 years or more, a Certified  
2 Illinois Assessing Official certificate from the Illinois  
3 Property Assessment Institute with a minimum of 360  
4 additional hours of successfully completed courses  
5 approved by the Department, if at least 180 of the course  
6 hours required a written examination.

7 The candidate cannot file nominating papers or participate  
8 as a candidate unless a copy of the certificate of his or her  
9 qualifications is filed with the township clerk, board of  
10 election commissioners, or other appropriate authority as  
11 required by the Election Code. The candidate cannot be  
12 appointed to fill a vacancy until he or she has filed a copy of  
13 the certificate of his or her qualifications with the  
14 appointing authority.

15 (d) Beginning December 1, 2000, in a township or  
16 multi-township assessment district with more than \$10,000,000  
17 and less than \$25,000,000 of non-farm equalized assessed value  
18 and less than \$1,000,000 in commercial and industrial equalized  
19 assessed value, no person who has previously been elected as  
20 township or multi-township assessor in any such township or  
21 multi-township assessment district is eligible to file  
22 nomination papers or participate as a candidate in any caucus  
23 or primary or general election for the office of township or  
24 multi-township assessor, unless he or she possesses at least  
25 one of the qualifications listed in paragraphs (1) through (6)  
26 of subsection (c) of this Section. The candidate cannot file

1 nominating papers or participate as a candidate unless a copy  
2 of the certificate of his or her qualifications is filed with  
3 the township clerk, board of election commissioners, or other  
4 appropriate authority as required by the Election Code.

5 (e) If any person files nominating papers for candidacy for  
6 the office of township or multi-township assessor without also  
7 filing a copy of the certificate as required by this Section,  
8 the clerk of the township, the board of election commissioners,  
9 or other appropriate authority as required by the Election Code  
10 shall refuse to certify the name of the person as a candidate  
11 to the proper election officials.

12 If no candidate for election meets the above qualifications  
13 there shall be no election and the town board of trustees or  
14 multi-township board of trustees shall appoint or contract with  
15 a person under Section 2-60.

16 (f) Notwithstanding any other provision of law, no person  
17 may serve as a township or multi-township assessor if that  
18 person or a member of that person's immediate family is engaged  
19 in business as a real estate agent or broker in the territory  
20 over which the township or multi-township assessor has  
21 jurisdiction. As used in this Section, "immediate family" means  
22 the person's parent, child, spouse, or sibling.

23 (g) As used in this Section only, "non-farm equalized  
24 assessed value" means the total equalized assessed value in the  
25 township or multi-township assessment district as reported to  
26 the Department under Section 18-225 after removal of homestead

1 exemptions, and after removal of the equalized assessed value  
2 reported as farm or minerals to the Department under Section  
3 18-225.

4 For purposes of this Section only, "file nomination papers"  
5 also includes having nomination papers filed on behalf of the  
6 candidate by another person.

7 (Source: P.A. 93-188, eff. 7-11-03.)

8 (35 ILCS 200/4-20)

9 Sec. 4-20. Additional compensation based on performance.

10 (a) Any assessor in a county ~~counties~~ with less than  
11 3,000,000 but more than 50,000 inhabitants who was elected  
12 prior to the effective date of this amendatory Act of the 101st  
13 General Assembly ~~each year~~ may petition the Department each  
14 year to receive additional compensation based on performance.  
15 To receive additional compensation, the official's assessment  
16 jurisdiction must meet the following criteria:

17 (1) the median level of assessment must be no more than  
18 35 1/3% and no less than 31 1/3% of fair cash value of  
19 property in his or her assessment jurisdiction; and

20 (2) the coefficient of dispersion must not be greater  
21 than 15%.

22 For purposes of this Section, "coefficient of dispersion" means  
23 the average deviation of all assessments from the median level.

24 For purposes of this Section, the number of inhabitants shall  
25 be determined by the latest federal decennial census. When the

1 most recent census shows an increase in inhabitants to over  
2 50,000 or a decrease to 50,000 or fewer, then the assessment  
3 year used to compute the coefficient of dispersion and the most  
4 recent year of the 3-year average level of assessments is the  
5 year that determines qualification for additional  
6 compensation. The Department will promulgate rules and  
7 regulations to determine whether an assessor meets these  
8 criteria.

9 With respect to assessors who are elected on or after the  
10 effective date of this amendatory Act of the 101st General  
11 Assembly, the township board of any township with an assessor  
12 who meets the criteria for additional compensation set forth in  
13 this subsection may petition the Department for additional  
14 funding based on the assessor's performance.

15 (b) Any assessor in a county of 50,000 or fewer inhabitants  
16 who was elected prior to the effective date of this amendatory  
17 Act of the 101st General Assembly may petition the Department  
18 for consideration to receive additional compensation each year  
19 based on performance. In order to receive the additional  
20 compensation, the assessments in the official's assessment  
21 jurisdiction must meet the following criteria: (i) the median  
22 level of assessments must be no more than 35 1/3% and no less  
23 than 31 1/3% of fair cash value of property in his or her  
24 assessment jurisdiction; and (ii) the coefficient of  
25 dispersion must not be greater than 40% in 1994, 38% in 1995,  
26 36% in 1996, 34% in 1997, 32% in 1998, and 30% in 1999 and every

1 year thereafter.

2 With respect to assessors who are elected on or after the  
3 effective date of this amendatory Act of the 101st General  
4 Assembly, the township board of any township with an assessor  
5 who meets the criteria for additional compensation set forth in  
6 this subsection may petition the Department for additional  
7 funding based on the assessor's performance.

8 (c) Real estate transfer declarations used by the  
9 Department in annual sales-assessment ratio studies will be  
10 used to evaluate applications for additional compensation. The  
11 Department will audit other property to determine if the  
12 sales-assessment ratio study data is representative of the  
13 assessment jurisdiction. If the ratio study is found not  
14 representative, appraisals and other information may be  
15 utilized. If the ratio study is representative, upon  
16 certification by the Department, the assessor shall receive  
17 additional compensation of \$3,000 for that year, to be paid out  
18 of funds appropriated to the Department from the Personal  
19 Property Tax Replacement Fund.

20 (d) As used in this Section, "assessor" means any township  
21 or multi-township assessor, or supervisor of assessments.

22 (Source: P.A. 97-72, eff. 7-1-11.).